

Stevenson & Johnstone

solicitors and estate agents

7 LANGHOLM STREET Newcastleton



Traditional stone built 3 bedroomed family dwellinghouse situated in the rural village of Newcastleton. The property benefits from full double glazing and storage heating throughout. To the rear is a well maintained and fully enclosed garden with outbuildings, greenhouse and double garage.

Fixed Price £125,000.00

Features

Vestibule. Hallway. Living Room. Sitting Room. Kitchen. Rear Sun Room. Bathroom. 3 Bedrooms. Double Glazing. Storage Heating. Garden. Outbuildings. Greenhouse. Double Garage.

Property Shop
38 High Street
Langholm
Dumfries & Galloway
DG13 0JH

Tel: 013873 80482
Fax : 013873 81144
Email: enquiries@sandjlangholm.co.uk
Website: www.sandjlangholm.co.uk

Stevenson & Johnstone

solicitors and estate agents

Vestibule:-

Entrance vestibule. Door to hallway.

Hallway:-

Storage heater. Telephone point. Under stairs storage cupboard. Cupboard housing electric meter. Stairs to 1st floor.

Living Room: 12' 4" x 15' 9" (3.75 x 4.80)

Gas fire set in tiled hearth. Storage heater. Double glazed window to front. T. V. socket. 2 double sockets. 1 single socket. Door to kitchen.

Kitchen: 10' 4" x 9' 8" (3.15 x 2.95)

Fitted floor and wall units. Various built in storage cupboards. Double glazed window to rear garden. Stainless steel sink and drainer. Heating controls. Cooker point. 2 double sockets. 1 single socket. Door to rear sun room.

Sun Room: 5' 10" x 5' 10" (1.75 x 1.75)

Wood panelling to part walls. Sliding glass door to garden.

Sitting room: 15' 8" x 12' 3" (4.75 x 3.70)

Electric fire with wood display shelving to either side. Double glazed window to front. Storage heater. 2 double sockets. 1 single socket.

Bathroom:-

Bath. W.C. Wash hand basin. Full tiles to walls. Obscure double glazed window to rear.

Stairs to 1st Floor Landing:-

Window to rear garden. Storage heater. 1 single socket. Wood panelling to ceiling.

Bedroom 1: 7' 10" x 12' 7" (2.40 x 3.85)

Double glazed window to rear. 1 double socket. Telephone point.

Bedroom 2: 15' 9" x 7' 9" (4.80 x 2.40)

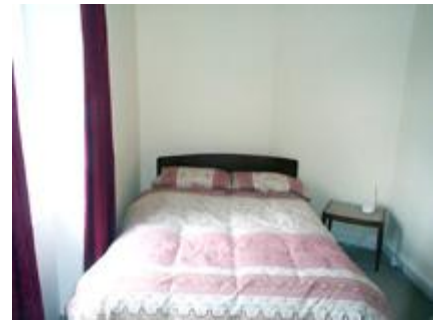
Double glazed window to front. 1 double socket.

Bedroom 3: 15' 10" x 12' 11" (4.85 x 3.95)

Open fire set in tiled surround. Double glazed window to front. 3 double sockets. Panel heater.

Outside:-

Large well maintained garden area to the rear of the property. Built-in storage shed (former coalhouse). Outbuilding currently used as workshop. Greenhouse. Patio area. Lawn and flower/shrub beds. Small ornamental pond. Access to rear lane.



Stevenson & Johnstone

solicitors and estate agents

General

Address:

7 LANGHOLM STREET
Newcastleton
Borders
TD9 0QX

Amenities:

Mains water, electricity and drainage. Double Glazing. Storage Heating.

Extras:

All light fittings, curtains, carpets and floor coverings are included in the sale together with the cooker, washing machine and fridge in the kitchen and the freezer in the garage.

Council Tax:

Valuation Band C.

Entry:

By arrangement

Price:

£125,000.00

Viewing:

By arrangement with the selling agents Stevenson & Johnstone (Tel: 013873 80482)

Offers:

Offers should be submitted in correct Scottish legal terms to the selling agents Stevenson & Johnstone Solicitors and Estate Agents, 38 High Street, Langholm through whom all negotiations must be conducted.

Tenure:

Freehold

N.B

These particulars, whilst believed to be correct, are not guaranteed and intending purchasers must satisfy themselves as to the accuracy of the information and measurements contained herein.