

Stevenson & Johnstone

solicitors and estate agents

7 NORTH LIDDLE STREET Newcastleton



Traditional stone built 3 bedroomed end-terraced dwellinghouse situated in an idyllic location with open views over the Liddle Water and surrounding countryside. The property is well maintained and benefits from full double glazing and oil fired central heating throughout. Small garden area to the front. Fully enclosed larger garden with patio, lawn, storage shed and garage/workshop to the rear.

Offers Over £140,000.00

Features

Entrance Hall. Living Room. Kitchen. Utility. 3 Bedrooms. Study. Bathroom. Garden. Storage Shed. Garage/Workshop. Oil Fired Central Heating. Full Double Glazing.

Property Shop
38 High Street
Langholm
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Entrance Hall:-

Double glazed entrance door. Radiator. Wall mounted electric meter and fuse box. Coat hanging facilities. Under-stairs storage cupboard. 1 double socket. Painted wood spindle staircase to 1st floor landing. Doors to living room and kitchen.



Living Room: 13' x 12' (3.95 x 3.65)

Electric stove set on marble hearth with wood surround and mantle. Recess to side. Radiator. Double glazed window to front overlooking the river. Cornice to ceiling. 4 double sockets. T.V. point & sky. Telephone socket.

Kitchen/Utility: 10' 3" x 17' 9" (3.10 x 5.40)

Fitted floor and wall units. Free standing cooker. Cooker hood. Stainless steel sink and drainer. Tiles to part walls. Radiator. 6 double sockets. 1 single socket. Cooker point. Central heating controls. Double glazed window to rear garden. Archway through to utility area. Plumbed for washing machine. Fridge. Freezer. Double glazed window to rear. Open to rear hallway.



Rear Hall:-

Radiator. Door to bathroom. Door to rear garden.

Bathroom: 6' 7" x 11' 1" (2.00 x 3.35)

Large family bathroom. Wash hand basin. W.C. Bath with electric shower over. Radiator. Part tiles to walls. Two double glazed obscure windows.



Study: 7' 3" x 5' overall (2.20 x 1.50)

Double glazed window to rear. 1 double socket. Radiator. Coat hanging facilities. Telephone socket.

First Floor Landing:-

1 single socket. Access to partially floored attic space.

Bedroom 1: 10' 8" x 10' 6" (3.25 x 3.20)

Radiator. Built-in cupboard with louvre doors. 3 double sockets. Double glazed window to rear garden.



Bedroom 2: 12' 5" x 10' 2" (3.80 x 3.10)

Radiator. 3 double sockets. Double glazed window with views to the front overlooking the river and fields.

Bedroom 3: 7' 7" x 10' 7" overall (2.30 x 3.20)

Radiator. Double glazed window to the front overlooking the river and fields. 1 double socket.

Outside:-

To the front of the property is a small garden area with shared pathway to front door. To the rear is a paved patio area. Timber built storage shed housing central heating boiler. Lawn edged with vegetable beds. Gravelled pathway leads to gate out to rear lane. Garage/workshop with power and double wooden doors to rear lane.



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General

Address:

7 NORTH LIDDLE STREET
Newcastleton
Borders
TD9 0RJ

Amenities:

Mains water, electricity and drainage. Oil fired central heating. Full double glazing.

Extras:

All curtains, blinds, carpets and floor coverings throughout the property are included in the sale price together with the fridge and freezer in the utility area.

Council Tax:

Valuation Band C.

Entry:

By arrangement

Price:

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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.

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