

Stevenson & Johnstone

solicitors and estate agents

7A NORTH LIDDLE STREET Newcastleton



Well presented 3 bedroomed mid-terraced dwellinghouse situated in a peaceful location boasting picturesque views over the Liddle Water and countryside beyond. The property is well maintained and benefits from full double glazing and oil fired central heating throughout. To the rear is a fully enclosed garden with storage shed and detached garage. Viewing Highly Recommended.

Offers Over £140,000.00

Features

Entrance Hall. Livingroom. Dining Kitchen. 3 Bedrooms. Boxroom. Bathroom. Garden. Storage Shed. Garage. Double Glazing. Oil Fired Central Heating.

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

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

Stevenson & Johnstone

solicitors and estate agents

Entrance Hall:-

Laminate flooring. Dado rail. Radiator with decorative cover. Cupboard housing electric meter. Under stairs storage cupboard. Telephone point. 1 double socket. Stairs to 1st floor landing. Natural wood doors throughout the property.



Living Room: 12' 7" x 12' 2" (3.80 x 3.70)

Living flame effect electric fire set in marble surround and hearth. Wood mantle. Shelved recess to fireplace wall. Radiator. Wood picture rail around room. T.V. point. 3 double sockets. 1 single socket. Double glazed window to front with views over the river and countryside beyond.

Dining/Kitchen: 17' 11" x 10' 4" (incl units) (5.45 x 3.15)

Fitted floor and wall units. One and half stainless steel sink and drainer. Wood burning stove set in brick and tile surround with wood mantle. Cooker point and ample sockets. T.V. point. Plumbed for washing machine. Radiator. Wood dado rail around room. Double glazed window to rear garden. Double glazed window to rear porch. Glass panelled door to rear porch and glass panelled door to garden.



Bathroom: 6' 6" x 9' 4" (2.00 x 2.80)

Wash hand basin. W.C. Bath with electric shower over. Shower screen. Double glazed window to rear. Radiator. Painted wood panelling to ceiling. Part tiles to walls. Wall heater.



1st Floor Landing:-

1 double socket. Access to loft space. Box room at half landing with glass panelled entrance door and window overlooking rear garden. Wood spindle staircase.

Bedroom 1: 10' 9" x 10' 6" (3.25 x 3.20)

Double glazed window to rear garden. T.V. point. 2 double sockets. Radiator.

Bedroom 2: 12' 4" x 10' 7" (3.75 x 3.20)

Radiator. Double glazed window to front with open views over the river and surrounding countryside. 2 double sockets.

Bedroom 3/ Study: 9' x 7' 8" (2.75 x 2.35)

Built-in desk top workspace. Built-in double wardrobe. Telephone point. Double glazed window to front overlooking the river. 2 double sockets.



Outside:-

To the rear of the property is a fully enclosed garden area with timber lap fencing and stone dyke. Patio at rear door. Coal bunker. Gravelled area with shrubs. Small raised fish pond. Oil tank. Timber storage shed. Detached corrugated tin garage. To the front is a small gravelled area edged with flower beds.

Stevenson & Johnstone

solicitors and estate agents

General

Address:

7A NORTH LIDDLE STREET
Newcastleton
Borders
TD9 0RJ

Amenities:

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

Extras:

All carpets, blinds and curtains are included in the sale price together with the fridge, freezer and cooker in the kitchen.

Council Tax:

Valuation Band C.

Entry:

By arrangement

Price:

Offers Over £140,000.00

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.

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

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