

Stevenson & Johnstone

solicitors and estate agents

81-83 HIGH STREET Langholm



Rare opportunity to purchase this former 5 bedroomed hotel and restaurant with living quarters, 3 bedroomed dwellinghouse and shop attached. The property is situated on the High Street in the popular Borders town of Langholm and having been vacant for a period of time requires some refurbishment to restore it to its original attractive appearance.

Offers Over £175,000.00

Features

Hotel:- Kitchen. Bar. Toilets. Restaurant. 5 En-suite Bedrooms. 4 Bedroomed Living Quarter.

Dwellinghouse:- Living Room. Kitchen. Dining Room. Shop Unit. Storage Room. Bathroom. Sitting Room. 3 Bedrooms (1 en-suite). Large Attic Storage Room. Full Double Glazing. Gas Central Heating.

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

Hotel Entrance:-

Entrance to the rear of the building. Lobby. Ladies and Gents toilets. Stairs to living quarters.

Kitchen:-

Large kitchen area with access to rear.

Dining Area:-

Split into 3 areas. Main area has a bar and access to the kitchen. Front dining area features a pot bellied stove set into a large stone hearth.

Bedroom 1: 16' 7" x 14' 2" (5.05 x 4.30)

Ground floor double room. Secondary glazing. En-suite shower room.

Bedroom 2: 12' 2" x 11' 7" (3.70 x 3.50)

Double bedroom. Wrought iron fireplace with painted wood mantle. Double glazed window to front. En-suite Shower room.

Bedroom 3: 17' 3" x 12' (5.25 x 3.65)

Double bedroom. Double glazed window to front. En-suite bathroom with shower over bath.

Bedroom 4: 11' 5" x 15' 7" (3.45 x 4.75)

Double bedroom. Double glazed window to side. En-suite shower room.

Bedroom 5: 11' 6" x 12' 6" (3.50 x 3.80)

Double bedroom. Double glazed window to side. En-suite shower room.

Hotel Living Quarters:-

Living Room. Laundry Room. Toilet. Bathroom. 4 Bedrooms.

Rear Entrance Vestibule:-

Cupboard housing electrics. Door to living room. Door to shop storage room.

Storage Room: 8' 2" x 22' 9" overall (2.50 x 6.90)

Storage cupboards. 5 double sockets. Door and steps down to shop.

Shop: 17' x 15' (5.15 x 4.55)

Double windows to front. Front entrance door. Wood floor. Radiator. door to front hall.

Front Hall:-

Tiled floor. Decorative glass tiles to wall. Door to dining room.

Dining Room: 18' x 9' 6" (5.50 x 3.65)

Original stone to one wall. Decorative glass tiles to wall. Large double glazed window to front. Laminate floor. Shelved recess. 5 double sockets. Telephone point. Door to rear hallway and stairs to first floor.

Living Room: 15' x 12' (4.55 x 3.65)

Gas fire set on hearth. 4 double sockets. Television and telephone points. Door to kitchen. Double glazed window to rear.

Kitchen: 11' x 7' overall (3.35 x 2.15)

Galley kitchen. Wood flooring. Traditional wood beams to ceiling. Fitted floor and wall cupboards. 2 double sockets. 1 single socket. Tiles to part walls. Original stone to part wall. Double oven and hob. Cooker hood. Corner sink and drainer.

Stairs to First Floor:-

Staircase has original wood and stone features. Split level steps up to rear bedroom and bathroom.

Bedroom 1: 12' 6" x 11' 6" (3.80 x 3.50)

Built-in wardrobes. Radiator. Window to rear. Original fireplace (sealed). 3 double sockets.

Bathroom:-

Wash hand basin. Bath. W.C. Storage cupboard. Part tiles to walls. Heated towel rail.

Bedroom 2: 14' 6" x 10' 6" (4.40 x 3.20)

Radiator. 2 double glazed windows to front. 4 double sockets. En-suite shower room:- Fully tiled. Large corner shower. Wash hand basin. W.C. Radiator. Extractor fan.

Sitting Room: 18' x 13' (5.50 x 3.95)

Radiator. Original fireplace with tiled hearth. 5 double sockets. 2 windows to front.

Stairs to Second Floor:-

Wood and stone features to staircase.

Attic Storage Room: 15' x 10' (4.55 x 3.05)

Velux window. Radiator. 3 double sockets. Door to attic bedroom.

Attic Bedroom: 14' x 13' (4.25 x 3.95)

Wood panelling to walls. Radiator. 3 double sockets. Double glazed dormer window.

Stevenson & Johnstone

solicitors and estate agents

General

Address:

81-83 HIGH STREET
Langholm
Dumfries & Galloway
DG13 0DJ

Amenities:

Mains water, electricity, gas and drainage. Double glazing. Gas central heating.

Entry:

By arrangement

Price:

Offers Over £175,000.00

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.