

# Stevenson & Johnstone

solicitors and estate agents

**BANK HOUSE 48 South Hermitage Street Newcastleton**



Well preserved period dwellinghouse situated in the centre of the rural village of Newcastleton overlooking the busy village square. The property is Grade C Listed and benefits from oil fired central heating and partial double glazing. To the side is a fully enclosed garden with stone built storage sheds and parking space.

**Price Region £210,000.00**

## Features

**Vestibule. Hallway. Kitchen. Utility. Dining Room. 2 Toilets. Bathroom. Living Room. 5 Bedrooms. Family Bathroom. Large Enclosed Garden. 2 Storage Sheds. Oil Fired Central Heating. Partial Double Glazing.**

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

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## **Vestibule:-**

Entrance vestibule. Glass/wood panelled door to hallway.

## **Hallway:-**

Radiator. Original wood doors. Open staircase to 1st floor. Storage cupboard. Traditional cornice to ceiling. 1 double sockets.

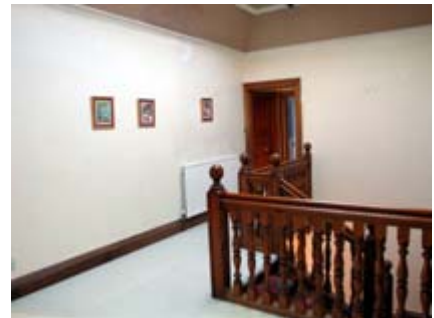
## **Dining Room: 18' 8" x 13' 10" (5.70 x 4.25)**

Original wood floor. Open fire set on tiled hearth with marble surround and wood mantle. 2 windows to front with secondary double glazing. 2 radiators. 3 double sockets. 2 single sockets. Picture rail. Cornice. Shelved display recess. Door to rear hall.



## **Rear Hall:-**

Wood panel. Double glazed window to rear. Storage cupboard. Wood panelling below window with storage cupboards. Telephone point. 2 single sockets. Access to loft space. Radiator.



## **Kitchen: 15' 2" x 11' 11" (4.60 x 3.65)**

Belfast sink set in base unit. Large double glazed window to rear garden. Free standing base units. Cooker. Wooden table and four chairs. Part tiles to walls. Larder cupboard. Double cupboard with louvre doors housing boiler and water tank. 3 double sockets. 2 single sockets. Cooker point. Tiled floor. Door to utility room.



## **Utility Room: 5' 6" x 15' 6" (1.65 x 4.70)**

Belfast sink set in base unit. Whirlpool washing machine. Fridge/freezer. Radiator. Clothes pulley. 1 double socket. 2 single sockets. Window to garden. Door to W.C. Door to rear garden.

## **First Floor Landing:-**

Open staircase with traditional carved wood spindles and banister. Large persepex roof window with secondary double glazing. Radiator. 3 double sockets. Cornice to ceiling. Door to small cupboard housing ladder up to floored attic with further access out onto flat roof.



## **Living Room: 17' 8" x 19' 10" into bay window (5.45 x 6.05)**

Large bay window overlooking the village square. Open fire set on tiled hearth and brick surround with painted mantle. 3 double sockets. 1 single socket. T.V. point. 2 x radiator. Decorative cornice.

## **Bedroom 1: 15' x 13' 7" (4.55 x 4.15)**

Radiator. Storage cupboard. Double glazed window to garden. 2 double sockets. 1 single socket.

## **Bedroom 2: 8' 2" x 11' 3" (2.50 x 3.40)**

Radiator. 1 double socket. Window overlooking the village square.

## **Bedroom 3: 16' 1" x 13' 9" overall (4.85 x 4.20)**

2 windows to front. Radiator. Picture rail. 2 double sockets. 1 single socket.

## **Bedroom 4: 12' 11" x 10' 6" (3.95 x 3.20)**

Window to front with shelves below. Radiator. Telephone point. 1 double socket. 1 single socket.



**Bedroom 5: 13' 3" x 9' 10" (4.05 x 3.00)**

Radiator. 1 single socket. 1 double socket.

**Family Bathroom: 13' 9" x 11' 3" (4.20 x 3.40)**

Double wash hand basins set on set on glass shelf with mixer taps. Tiles to three quarter walls. Radiator. Tiles to floor. Step up to shower cubicle with mains powered shower and sunken jacuzzi bath. Down lights to ceiling. Extractor fan. Window to front with secondary double glazing. Heated towel rail. Shaver point with light.

**Bathroom:-**

Wash hand basin. Bath with electric shower over. W.C. Radiator. Tiles to half walls. Double glazed window to rear.

**Toilet:-**

Wash hand basin set in cupboard. W.C. Window to rear.



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## General

### Address:

BANK HOUSE  
48 South Hermitage Street  
Newcastleton  
Borders  
TD9 0QE

### Amenities:

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

### Extras:

All light fittings, blinds and carpets are included in the sale price together with the free standing units, table and chairs and white goods in the kitchen.

### Council Tax:

Valuation Band E.

### Entry:

By arrangement

### Price:

£210,000.00

### 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.

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