

# Stevenson & Johnstone

solicitors and estate agents

**CLIFTON 3 Hillside Crescent Langholm**



**Beautiful Victorian Villa sub-divided into two dwellings. Clifton forms the majority with its own driveway, entrance, private mature gardens with patio, pond and waterfall. The property has well proportioned rooms and retains many original features.**

**Price Region £292,000.00**

## **Features**

**Entrance Hall. Utility/Cloak Room. Sitting Room. Lounge. Dining Hall. Kitchen. 5 Bedrooms (2 en-suite). Bathroom. Floored Attic/Study. Gas Central Heating. Double Glazing. Large Garden Grounds. Garage.**

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

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## Entrance:-

Entrance Porch. Double glazed entrance door. Tiles to floor. .

## Entrance Hall:-

Double glazed glass panelled entrance door with double glazed panels to either side. Fireplace with tiled hearth and wood mantle. Double glazed tilt and turn window. Radiator. Storage cupboard. 1 double socket. 2 single sockets. Access to floored attic/study. Wood/glass panelled door to sitting room. Large shelved storage cupboard with sliding doors. door to utility room.



## Floored Attic/Study: 35' x 15' approximately

Study area with 4 double sockets. Telephone point. Skylight. Storage area with skylight.

## Sitting room: 16' 3" x 15' 3" (4.95 x 4.50)

Living flame gas fire set on marble hearth with wood mantle and surround. Double glazed tilt and turn window. 2 x radiators. Television point. telephone socket. 3 double sockets.



## Utility/Cloak Room:

Wash hand basin. W. C. Storage cupboard. Double glazed tilt and turn window. 1double socket. Work top with space below for tumble dryer. Plumbed for washing machine.

## Bathroom: 7' 11" x 10' 1" overall (2.40 x 3.05)

Large fitted bathroom. Corner bath. Shower cubicle with electric shower. Wash hand basin set in built-in pine vanity unit with mirrored back and storage cupboards. Part tiles to walls. Pine dado rail with pine panelling below to one wall. Pine panelled ceiling with velux window. Extractor fan. Down lights to ceiling. Shaver point. Large heated towel rail. Small pine display alcove above bath.



## Kitchen: 14' 1" x 12' 8" (4.25 x 3.85)

Fitted floor and wall units. Display cabinets with interior lighting. Corner display shelving. Light dimmer switch. under cupboard lighting. Stainless steel sink and double drainer. Shelved storage cupboard housing boiler with louvre door. Large gas and electric Range Master cooker. Cooker hood. Part tiles to walls. Pull down table light. Fridge/freezer. 2 clothes pulleys to ceiling. Cupboard housing water tank. Immersion switch. Telephone point. T.V. socket. Double glazed tilt and turn windows.



## Dining Hall: 20' 2" x 14' 3" (6.15 x 4.35)

Dome ceiling. Radiator. 3 double sockets. 5 wall lights. Thermostat for heating. Walk-in under stairs shelved cupboard with single socket and plumbed for washing machine. Double doors and stairs to 2nd floor landing.

## Lounge: 15' 11" x 15' 7" (4.85 x 4.70)

Coal fire with back boiler set on Lakeland Slate hearth and surround. 2 x radiators. Telephone point. Television socket. 3 double sockets. 2 single sockets. 2 double glazed tilt and turn windows.



## Master Bedroom: 15' 1" x 13' 8" (4.60 x 4.15)

Radiator. Double glazed tilt and turn window. 2 single sockets. 2 double sockets. Shelved storage cupboard. Telephone point. door to en-suite bathroom.

**En-suite Bathroom: 10' 3" x 11' 6" (3.10 x 3.50)**

Newly fitted bathroom suite. Central spa bath. Wash hand basin. W.C. Radiator. Door to dining room. Tiles to part walls. Shaver point, mirror and light. door to master bedroom.

**Bedroom 2: 10' 8" x 14' 1" (3.25 x 4.25)**

Radiator. Double glazed tilt and turn window. 1 double socket. 1 single socket.

**Bedroom 3: 14' 1" x 10' 3" (4.25 x 3.10)**

Radiator. 3 double sockets. Television point. Double glazed tilt and turn window. Door to en-suite shower room.

**En-suite Shower Room:-**

Fully tiled shower cubicle with mains powered shower system. Wash hand basin. Bidet. W.C. Light and Shaver point. Panelled ceiling with recessed lights. Radiator.

**2nd Floor Landing:-**

Banistered landing with doors to bedrooms 4 & 5. Skylight. Water tank. Floor to ceiling book shelves.

**Bedroom 4: 11' 3" x 7' 4" (3.40 x 2.20)**

Velux window. 1 single socket. Large curtained off storage area with shelving.

**Bedroom 5: 18' 9" x 13' 2" overall (5.70 x 4.00)**

Large velux window. Small velux window. 1 double socket. 1 single socket. Walk-in dolls house.

**Outside:-**

Private driveway leads to garage and parking area. Steps down to entrance porch. Secluded patio area surrounded by various flower/shrubs and a functioning waterfall, fountain and pond.

**Garage:**

Brick built with slate roof. Double entrance doors. Rear door to garden. Coal storage area. 2 double sockets. Storage cupboard. Work bench. Outside water tap. Heated light. Overhead light.

**Garden:**

Large well maintained garden beautifully laid out with various mature trees, shrubs, grassed areas and a variety of mixed flower and shrub borders. Pathways wind through the various areas of the garden. There is an enclosed lawn area from which steps lead up to a garden seat with a pathway leading on through a woodland area and out through a gate to the road.

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## General

### Address:

CLIFTON  
3 Hillside Crescent  
Langholm  
Dumfries & Galloway  
DG13 0EE

### Amenities:

Mains water, gas, electricity and drainage. Gas central heating throughout. Newly fitted double glazing.

### Extras:

All carpets, floor coverings, light fittings, blinds and some curtains are included in the sale together with the Range Master cooker and fridge/freezer in the kitchen.

### Council Tax:

Valuation Band F.

### Entry:

By arrangement

### Price:

£292,000.00

### 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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