

Stevenson & Johnstone

solicitors and estate agents

CORRIEMULZIE Hillside Drive Langholm



Set in an idyllic location with stunning views over the town and hills this detached 4 bedroomed villa is situated around half a mile from the centre of Langholm. The property is in excellent order throughout with well proportioned accommodation on the ground floor and a further lounge area and master bedroom with dressing room and en-suite facilities on the first floor. The property has a private driveway with well maintained garden grounds, storage shed and integral garage.

Price Region £320,000.00

Features

Sun Room. Hallway. Living Room. Dining/Kitchen. Utility. Bathroom. 4 Bedrooms (1 en-suite). Lounge Area. Garden and Patio. Storage Shed. Integral Garage. Oil Fired Central Heating. Full Double Glazing.

Property Shop
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Sun Room: 23' 6" x 7' 4" (7.15 x 2.20)

Steps with wood hand rail leads up to Upvc entrance door to sun room. Fully double glazed sun room with pine panelled ceiling. Ceiling light with fan attachment. 2 double sockets. Security alarm controls. Sliding double glazed door to hallway.



Hallway:-

Radiator. Telephone point. 1 single socket. Wall lights. Central heating thermostat. Large walk-in cupboard with double doors, shelved and housing water tank. Double glass panelled doors to living room. Open staircase with wood spindles and banister leads to lounge area and master bedroom.

Living Room: 13' 10" x 20' 4" (4.20 x 6.15)

Electric fire set in marble hearth with decorative marble surround and mantle. Large double glazed picture window to the front. Further double glazed window to the side. 2 radiators. 4 single sockets. 2 double sockets. Television point. Wall lights.



Dining/Kitchen:-

Kitchen Area: 12' 5" x 11' 3" (3.80 x 3.40) Fitted floor and wall units. Ceramic hob and cooker hood. Eye level double oven. Bowl sink and drainer. Plumbed for dishwasher. Part tiles to walls. Window and door to rear utility room. Spot lights to ceiling. 4 double sockets. Decorative wooden divider to dining area. Dining Area: 10' 8" x 9' 5" overall (3.25 x 2.85) Radiator. Double glazed window to side. 1 double socket. Built-in floor cupboards and drawers.



Utility Room: 18' 9" x 6' 5" (5.70 x 1.95)

Brick and Upvc utility room. Double glazed doors to either end of room giving access to the garden ground. Base unit with stainless steel sink and drainer. 2 double sockets. Tall storage cupboard. Plumbed for washing machine.

Bedroom 2: 12' 3" x 13' 2" (3.75 x 4.00)

Built-in double wardrobe. Radiator. Telephone point. 1 single socket. 2 double sockets. Double glazed window to front sun room.



Bedroom 3: 13' 2" x 10' 8" (4.00 x 3.25)

Built-in double wardrobes with shelves and hanging space. Radiator. 1 double socket. 1 single socket. Double glazed window to rear.

Family Bathroom: 9' 5" x 6' 7" (2.85 x 2.00)

Coloured suite. Wash hand basin set in vanity unit with cupboards below. Heated towel rail. Radiator. Shaver point. W.C. Bath with mains powered shower over and bath screen. Full tiles to walls. Obscure double glazed window to rear.

First Floor Lounge Area: 23' x 16' 2" overall (7.00 x 4.95)

Spacious lounge area with coombed ceilings. Dormer window and 2 velux windows. 3 double sockets. Telephone point. Snooker table with ceiling lights, marker board, cues and wall mounted holder. Door to Master Bedroom.



Bedroom 4/Study: 8' 8" x 8' 9" (2.65 x 2.70)

Single bedroom currently utilised as an office. Built-in double wardrobe with shelving and hanging space. Radiator. Double glazed window to sun room. 1 double socket. 1 single socket.

Master Bedroom: 14' x 16' 2" (4.25 x 4.95)

Fully fitted bedroom with wardrobes, dressers, bedside units and headboard. Large picture window to the front with spectacular views over the countryside. Window seat with storage cupboards below. Under eaves storage cupboards. Reading lights. Radiator. Television socket. 3 double sockets. Access to loft space. Door to walk-in dressing room with under eaves storage cupboard. Door to en-suite bathroom.



En-suite Bathroom: 9' 5" x 8' 4" (2.90 x 2.50)

Wash hand basin. Bath. Bidet. W.C. Corner shower unit with mains powered shower system. Full tiles to walls. Radiator. Velux window.



Outside:-

To the front of the property is a block paved driveway leading up to an integral garage. Well maintained lawn edged with shrubs and mature fruit trees. To the side is a terraced garden mainly in shrubs and paving with gate to side lane. To the rear is a paved patio area, gravelled terraced garden with shrubs and Rhododendrons and a timber storage shed to the side.

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General

Address:

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Hillside Drive
Langholm
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Amenities:

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

Extras:

All blinds, curtains, carpets and floor coverings are included in the sale price together with the hob, double oven, cooker hood, microwave and dishwasher in the kitchen and the washing machine in the utility room.

Council Tax:

Valuation Band E.

Entry:

By arrangement

Price:

£320,000.00

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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