

Stevenson & Johnstone

solicitors and estate agents

DAMHEAD Westerkirk Langholm



Damhead is a deceptively spacious 3/4 bedroom detached house situated in the tranquil Meggat Valley only 40 minutes from Carlisle and 15 minutes from Langholm where all local amenities can be found. The property boasts exceptional views and has been sensitively modernised to form comfortable accommodation. Set in around 2.25 acres of land consisting of woodland, gardens to the front, rear and riverside the property also has Fishing Rights on a section of the Meggat Water.

Price Region £248,000.00

Features

Front Porch. Hallway. Sitting Room/Bedroom. Living Room. Dining Kitchen. Utility Room. 3 Bedrooms. Bathroom. Rear Porch. Double Glazing. Oil Central Heating. Garden, Rough Paddock and Woodland Ground.

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

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

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Entrance Porch:-

Double glazed window to front garden. Storage areas and built-in shelving. Light fitting.

Hallway:-

Radiator. Central heating thermostat. Large storage cupboard. Cupboard with insulated hot water tank and shelf. Light fitting. Smoke alarm.

Sitting Room/Bedroom 4: 14' 5" x 12' 7" overall (3.40 x 3.82)

Two double glazed windows with scenic views over the valley to the South and West. Radiator. Carpet. Pendant light fitting. Curtain rails.

Bedroom 3/Study: 10' 10" x 6' 7" overall (3.30 x 2.00)

Double glazed window to rear garden and woodland. Radiator. Carpet. Light fitting.

Bathroom:-

Fitted modern white bathroom suite comprising of low level W.C. Wash hand basin. Enamel bath. Partially tiled walls. Radiator. Double glazed frosted window to front. Vinyl flooring. Light fitting.

Living Room: 13' 6" x 14' 10" (4.09 x 4.52)

Two double glazed windows overlooking the front garden. Further double glazed window to the rear. Wall mounted electric fire. Shelf above. (original fire-place behind wall). Radiator. Telephone socket. Curtain rails and curtains. T.V. and Sky connection.

Dining/Kitchen: 14' 9" x 8' (4.50 x 2.44)

Modern fitted floor and wall units in beech with complimentary solid beech work surfaces. One and half sink with mixer tap. Built-in electric hob, oven and cooker hood. Integrated fridge and freezer. Radiator. Central heating and water controls. Access to insulated loft housing cold water tank. Door to rear porch.

Rear Porch:-

Double glazed window and door facing South. Light fitting. Storage area leading to Utility area.

Utility Area:-

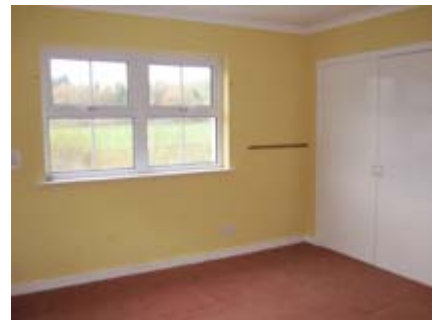
Pantry housing Warmflow oil central heating boiler (serviced annually). Good storage area. Pendant light fitting. Plumbed for washing machine.

Stairs to First Floor Landing:-

Polished wooden stairs with double glazed window at half landing. Views to rear grounds. Light fitting. Smoke alarm. Access to fully insulated loft with expansion tank.

Master Bedroom: 14' 2" x 13' (4.32 x 3.96)

South and West facing double glazed windows both with panoramic views over the Meggat and Eskdale Valley's. Radiator. Telephone point. Two large built-in double wardrobes. Carpet. Pendant light fitting.



Bedroom 2: 14' 8" x 8' 4" (4.35 x 2.54)

Double glazed window to front. Radiator. Large built-in double wardrobe. Carpet. Pendant light fitting.

Outside:-

Around 2.25 acres of land comprising:- Rough Paddock. Front, rear and riverside garden ground. Deciduous and coniferous woodland. Fishing Rights on a section of the Meggat Water.



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General

Address:

DAMHEAD
Westerkirk
Langholm
Dumfries & Galloway
DG13 0NJ

Amenities:

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

Entry:

By arrangement

Price:

£248,000.00

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.

Directions:

From Langholm take the B709 towards Eskdalemuir. On reaching Bentpath take a right turn down over the river and a left turn opposite the Church. Follow this road for approximately 1 mile. The road then forks. Take the right hand fork and Damhead is the first property on the right.

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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