

Stevenson & Johnstone

solicitors and estate agents

FLAT 15 GREENBANK Langholm



Desirable well presented 2 bedroomed ground floor flat situated in the picturesque town of Langholm. The flat is part of a newly developed property which has been finished to a very high standard and benefits from under floor heating, full double glazing and use of a Conservatory to the front. PRICE REDUCED

Offers Over £110,000.00

Features

Hallway. Living Room. Kitchen. Bathroom. 2 Bedrooms (1 en-suite). Conservatory. Storage Room. Allocated Parking Space.

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

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

Stevenson & Johnstone

solicitors and estate agents

Hallway:-

Tele intercom security entrance door. Cupboard housing electric meter. 1 double socket. Heating thermostat.

Living Room: 12' 5" x 18' 8" (3.80 x 5.70)

Electric fire set on marble hearth. Bay window. 6 double sockets. Intercom for entrance door. Heating thermostat. T. V. point. Telephone point. Archway through to kitchen.



Kitchen: 15' 8" x 9" overall (4.80 x 2.75)

Fully fitted modern kitchen with floor and wall units. Siemens hob, cooker hood, eyelevel oven and microwave. Integrated fridge, freezer, dishwasher and washer/dryer. Tiles to part walls. Stainless steel sink and drainer. Wall mounted boiler. 4 double sockets. 2 single sockets. Heating thermostat.

Bedroom 1: 8' 2" x 16' overall (2.50 x 4.90)

Walk-in storage cupboard. T.V. point. Telephone socket. 4 double sockets. Heating thermostat.



Bedroom 2: 14' 8" x 18' 9" overall (4.45 x 5.70)

Large spacious master bedroom. Bay window. Single window. Heating thermostat. Telephone socket. 5 double sockets. En-suite shower room:- Shower cubicle. W.C. Wash hand basin. Full tiles to walls. Extractor fan. Shaver point.



Bathroom: 7' 7" x 7' 4" (2.30 x 2.25)

Bath with shower over. Wash hand basin. W.C. Shaver point. Extractor fan. Full tiles to walls.

Conservatory:-

To the front of the building is a conservatory available for use by the occupants of Flat 15 with beautiful views overlooking the meeting of the River Esk and Ewes Water and the surrounding hills.

Storage Room:-

To the side of the property is a communal store room with a designated area for each flat.

Stevenson & Johnstone

solicitors and estate agents

General

Address:

FLAT 15 GREENBANK
Langholm
Dumfries & Galloway
DG13 0JN

Amenities:

Mains water, drainage, electric and gas. Under floor heating. Full double glazing. Tele intercom security system.

Extras:

All light fittings, carpets and floor coverings are included in the sale price together with all curtains except in the master bedroom, the hob, oven, cooker hood, integrated fridge, freezer, dishwasher and washer/dryer in the kitchen and the electric fire in the living room.

Council Tax:

Valuation Band C.

Entry:

By arrangement

Price:

Offers Over £110,000.00

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.

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

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