

Stevenson & Johnstone

solicitors and estate agents

FLAT 1 SMITHS COURT David Street Langholm



Well presented 1 bedroomed apartment situated in the town centre overlooking the High Street with easy access to all local amenities. The flat is part of a recent development and is offered for sale fully furnished. Ideal for the letting market or for a first time buyer.

Offers Over £60,000.00

Features

Communal Entrance with Security System. Hallway. Living Room. Kitchen. Shower Room. Bedroom.

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

Tel: 013873 80482
Fax : 013873 81144
Email: enquiries@sandjlangholm.co.uk
Website: www.sandjlangholm.co.uk

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Entrance:-

Communal entrance with security system. Fully carpeted stairs and hallway.

Hallway:-

Laminate flooring. Telephone point. Security intercom. 1 double socket.

Living Room: 15' 3" x 15' 10" (4.65 x 4.80)

Bright and spacious living area with decorative tiled hearth and painted wood mantle and surround. Large shelved cupboard to fireplace wall. 2 x windows to front. T.V. and sky socket. Storage heater. 3 double sockets.



Bedroom: 15' 3" x 14' 10" (4.65 x 4.50)

Double glazed window to rear. Storage heater. Wall lights. 3 double sockets. 1 single socket.



Shower room:-

Fully tiled room. Shower cubicle with electric shower . Down lights. Laminated flooring. Wash hand basin & W.C. Heated towel rail. Extractor fan. Double glazed window to rear.

Kitchen: 8' x 12' (2.45 x 3.65)

Fitted floor and wall units. Zanussi ceramic hob, oven and extractor hood. Tiles to part walls. One and half stainless steel sink and drainer. Double glazed window to rear. 3 double sockets. 1 single socket. Cooker point. Storage heater. Laminate flooring. Wall lights.

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General

Address:

FLAT 1 SMITHS COURT
David Street
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Amenities:

Mains water, electricity and drainage. Part double glazing. Electric storage heating.

Extras:

All curtains, carpets and floor coverings are included in the sale price together with the washing machine and Zanussi oven, hob and extractor hood in the kitchen.

Council Tax:

Valuation Band A.

Entry:

By arrangement

Price:

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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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