

Stevenson & Johnstone

solicitors and estate agents

FLAT 2 THE STABLES Lairds Entry Langholm



Deceptively spacious 3 bedroomed first floor flat situated just off the High Street in the centre of Langholm convenient for all local amenities. The property requires some refurbishment and benefits from full double glazing and gas central heating throughout. Shared garden and patio area.

Price Region £82,000.00

Features

Entrance Hall. Living Room. Kitchen. 3 Bedroom. Bathroom. Double Glazing. Gas Central Heating. Shared Garden & Patio. Off Street Parking.

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

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Entrance:-

Communal entrance door. Stairs to first floor landing. Walk-in storage cupboard housing electric meter. Entrance door.

Hallway:-

Radiator. 1 single socket. Storage cupboard housing Worcester combi boiler. 2 x perspex roof lights. Central heating thermostat.

Living Room: 18' 6" x 15' 2" (5.65 x 4.65)

Bright spacious living room with large picture window overlooking gardens. Radiator. 5 double sockets. T.V. socket. Telephone point. French doors to small balcony. Door to bedroom 1.



Bedroom 1: 12' 8" x 11' 1" (3.85 x 3.35)

Radiator. Double glazed window to side. Fitted wardrobes and drawers to one wall. 1 double socket. 1 single socket.



Kitchen: 12' 9" x 10' 2" (3.85 x 3.10)

Fitted floor and wall units. Stainless steel sink and drainer. Picture window to gardens. Gas hob. Eyelevel oven. Cooker hood. Integrated dishwasher. Plumbed for washing machine. Part tiles to walls. Radiator. 2 double sockets. 1 single socket.

Bathroom:-

Wash hand basin. W.C. Corner bath with mains powered shower over. Gold bathroom fittings. Full tiles to walls. Double glazed window to front. Radiator. Storage cabinets.



Bedroom 2: 10' 3" x 10' 6" (3.10 x 3.20)

Radiator. Double glazed window to front. 3 double sockets. 1 single socket.

Bedroom 3: 13' 7" x 13' 3" (4.15 x 4.05)

Fitted wardrobes, dressers and bedside cabinets. Radiator. Double glazed window to front. 2 double sockets. 1 single socket.

Outside:-

Shared paved patio and garden area. Off street parking for 2 cars.



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General

Address:

FLAT 2 THE STABLES
Lairds Entry
Langholm
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Amenities:

Mains water, electricity, gas and drainage. Full double glazing. Gas central heating.

Extras:

All blinds, curtains, carpets and floor coverings are included in the sale price together with the oven, hob, cooker hood and dishwasher in the kitchen.

Entry:

By arrangement

Price:

£82,000.00

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.