

Stevenson & Johnstone

solicitors and estate agents

HILLSIDE 1 Hillside Crescent Langholm



Substantial flatted dwellinghouse forming the ground floor of large detached Victorian villa set in mature grounds. The property has its own private driveway, entrance, conservatory and 2 garages with substantial garden grounds. The rooms are well proportioned and retain many original features.

Offers Over £240,000.00

Features

Porch. Hallway. Toilet. Sitting Room. Kitchen/Diner. Utility. 3 Bedrooms. Bathroom. Cellar. Conservatory. Oil Fired Central Heating. 2 Garages. Large Garden Grounds (around 0.5 acres).

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

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Entrance:-

Original Tiled veranda with solid wood door to vestibule featuring original Victorian tiles to floor. Window to side. Double glass doors lead to hallway.

Hallway:-

Large open hall with a very large walk-in storage cupboard. Walk-in linen cupboard housing both hot and cold water tanks. Walk-in toy cupboard. Walk-in shelved storage cupboard. Door and steps leading down to cellar with power. Coat hanging facilities. 2 x radiators. 3 single sockets. Telephone point.



Sitting Room: 15' 9" x 19' (4.80 x 5.80)

Open box fire set on a green Cumberland slate hearth. Small display recess to wall. Wall lights. Original mahogany wood surround to floor. 2 windows with original working shutters. T.V. socket. 2 x radiators. 4 double sockets.



Bedroom 1: 18' 9" x 15' 5" (5.70 x 4.70)

Open box fire set in tiled hearth with large mirror above. Large bay window to garden. Window to side with working shutters. Dado rail. Radiator. 3 double sockets. 1 single socket.

Bedroom 2: 14' 11" x 13' overall (4.55 x 3.95)

Radiator. 1 double socket. 1 single socket. Dado rail. Door and window to conservatory.



Conservatory: 13' x 12' 10" (3.95 x 3.90)

Original built pitched pine and glass conservatory. 1 double socket.

Kitchen/Diner: 12' 6" x 19' 7" overall (3.80 x 5.95)

Built-in floor and wall units. Double stainless steel sink and drainer. Part tiles to walls. Large shelved double storage cupboard. Display shelf at picture rail height. Telephone point. Radiator. 3 double sockets. 2 single sockets. Cooker point. Window to front garden. Sliding door to utility room. Door to rear entrance porch.

Utility Room: 7' 10" x 6' 10" (2.40 x 2.05)

Stainless steel sink and drainer. Range of floor and wall units. Radiator. 2 double sockets. Burglar alarm controls. Window to rear entrance porch.

Porch:-

Oil tank. Clothes pulley. Coal house. Separate toilet. Door leading to cellar housing central heating boiler. Glass door to garden.

Bedroom 3: 12' 5" x 14' 8" (3.80 x 4.45)

Wash hand basin with mirror above. Triple windows to garden. 2 x radiator. 2 double sockets. Obscure glass window to hallway.

Bathroom: 7' 10" x 9' 6" (2.40 x 2.90)

Wash hand basin and W.C. corner bath. Tiled shower unit with electric shower system. Pine panelling to ceiling and below dado height. Mirror with light above. Heated towel rail. Electric wall heater. Small storage cupboard.

Garden:-

Gates lead to gravelled driveway into property which surrounds a lawn area with original millers wheel feature in the centre. Large garden area to front with a mixture of mature shrubs and trees. Steps lead up through the front garden to a pathway leading to 2 garages, 1 with a pitched roof and 1 with a flat roof. power in both garages. Dry store for logs. Large Weeping Elm Tree. Gravelled pathway leads around side of property to large enclosed garden at the rear. Pathway leads down through garden to main road. Barbecue area. Various Rhododendrons surround the rear garden. A path leads through mature shrubs and trees to a seat at the top of the garden with a view of Warbla Hill.

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General

Address:

HILLSIDE
1 Hillside Crescent
Langholm
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DG13 0EE

Amenities:

Mains water, electricity and drainage. Oil fired central heating throughout.

Extras:

All carpets, floor coverings and light fittings are included in the sale.

Council Tax:

Valuation Band F.

Entry:

By arrangement

Price:

Offers Over £240,000.00

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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