

# Stevenson & Johnstone

solicitors and estate agents

## HOLMFOOT COTTAGE Westwater Langholm



**Delightful 3 bedroomed detached country cottage situated in picturesque rural surroundings approximately 5 miles to the West of Langholm. The property is well maintained and in walk-in order with full double glazing and oil fired central heating throughout. To the rear there is a stone outbuilding, garage/workshop, dog kennels and ample parking space for several cars. To the front and side is a very large garden mainly in lawn with raised shrub/flower beds.**

**Offers Over £185,000.00**

### Features

**Sun Room. Main Entrance Hall. Living Room. Kitchen. Utility. Bathroom. 3 Bedrooms. Stone Outbuilding. Dog Kennels. Garage/Workshop. Large Garden. Full Double Glazing. Oil Fired Central Heating.**

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

Tel: 013873 80482  
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Email: [enquiries@sandjlangholm.co.uk](mailto:enquiries@sandjlangholm.co.uk)  
Website: [www.sandjlangholm.co.uk](http://www.sandjlangholm.co.uk)

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## Sun Room:-

Sun room attached to front entrance of property. Upvc entrance door to hallway.

## Hallway:-

Radiator. 1 double socket. Under stairs storage cupboard. Stairs to 1st floor.

## Living Room: 16' 6" x 13' 8" (5.07 x 4.20)

Open fire set in stone built hearth and surround with wood mantle. Double glazed windows to front and side. 2 x radiators. Shelved recess with cupboard below. Telephone point. T.V. socket. 4 double sockets. Door to kitchen.



## Kitchen: 11' 6" x 13' 6" overall (3.55 x 4.15)

New fitted floor and wall units. Composite sink and drainer. Integrated fridge/freezer. Free standing cooker. Cooker hood. Laminate flooring. Radiator. Double glazed window to side. Access to loft space. 3 double sockets. 2 single socket. Cooker point. Door to utility.



## Utility Room: 13' 3" x 7' 6" (4.05 x 2.31)

Fitted floor and wall units. Stainless steel sink and drainer. Central heating boiler. Plumbed for washing machine. Extractor for dryer. Double glazed window to side. Coat hanging facilities. 4 double sockets. Access to loft space. Upvc door to rear garden.



## Bathroom:-

Wash hand basin. W.C. Bath. Respotex to part walls. Radiator. Double glazed window to rear.

## Bedroom 1: 16' 6" x 12' (5.05 x 3.64)

Built-in wardrobes to one wall. 2 x radiators. Shelved recess. Double glazed windows to front and side. 3 double sockets.



## First Floor Landing:-

Wood spindle staircase and banister. Radiator. 1 single socket. Double glazed window to front.

## Bedroom 2: 11' 7" x 11' 9" (3.57 x 3.65)

Coombed ceiling. Radiator. 2 double sockets. Double glazed window to front.

## Bedroom 3: 10' 10" x 10' 5" (3.38 x 3.20)

Double glazed window to front. Coombed ceiling. Radiator. Telephone point. 1 double socket. 1 single socket. Various shelving to walls. Spot lights to ceiling. Large walk-in wardrobe with shelving and hanging space. Radiator



## Outside:-

To the rear of the property there is a gravelled area with ample parking for several vehicles. Stone outbuilding. Double dog kennels. Timber and corrugated garage/workshop. Water tap. Outdoor security light. Wooden 5 bar gate to side lane. Very large garden area to the side mostly in lawn with raised shrub/flower beds and bounded by part stone dyke and part fence. Small garden to the front again mostly in grass and edged with flower beds.

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## General

### Address:

HOLMFOOT COTTAGE  
Westwater  
Langholm  
Dumfries & Galloway  
DG13 0LT

### Amenities:

Mains electricity. Private water supply and septic tank drainage. Full double glazing. Oil fired central heating.

### Extras:

All curtains, carpets and floor coverings are included in the sale price together with the integrated fridge/freezer and the free standing cooker in the kitchen.

### Council Tax:

Valuation Band D.

### Entry:

By arrangement

### Price:

Offers Over £185,000.00

### 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.

### Location:

further details of Holmfoot Cottage can be found at [www.holmfootcottage.co.uk](http://www.holmfootcottage.co.uk)

### Directions:

Holmfoot Cottage lies On the B7068 approximately 5 miles from Langholm.

### 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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