

# Stevenson & Johnstone

solicitors and estate agents

**LOWER FLAT 37 ESKDAILL STREET Langholm**



**Well presented 2 bedroomed ground floor terraced flat situated within easy reach of the schools, sport centre and other local amenities. The property benefits from a multi-fuel stove, full double glazing and gas central heating throughout. To the rear is a garden, patio area and storage shed.**

**Offers Over £90,000.00**

## **Features**

**Vestibule. Entrance Hall. Kitchen. Living Room. 2 Double Bedrooms. Bathroom. Garden. Double Glazing. Gas Central Heating.**

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

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

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## **Vestibule:-**

Hard wood entrance door to vestibule. Door and stairs to 1st floor property. Upvc entrance door to ground floor flat.

## **Entrance Hall:-**

Radiator. Coat hanging facilities. Laminate flooring. Entrance to kitchen.

## **Kitchen: 13' 1" x 10' (3.99 x 3.04)**

Fitted floor and wall units. Single oven, hob and cooker hood. Stainless steel sink and drainer. Plumbed for washing machine. Fridge. Freezer. Double glazed window to garden. Part tiles to walls. Under-stairs walk-in storage area. 2 double sockets. Cooker point. Radiator. Laminate flooring. Open through to rear hallway. Door to livingroom.



## **Living Room: 13' 3" x 11' 10" (4.03 x 3.60)**

Brick built fire place with Multi-fuel stove set in. Radiator. 3 single sockets. T.V. point. Double glazed window to front. Shelved recess with cupboard below.



## **Bedroom 1: 9' 9" x 10' 2" (2.97 x 3.10)**

Double glazed window to rear. Built-in wardrobes with sliding doors and top box storage to one wall. Radiator. 2 single sockets.

## **Rear Hall:-**

Upvc door to rear garden. double glazed window to rear. Radiator. Cupboard housing combi-boiler. Telephone point. Laminate flooring.



## **Bathroom:-**

Fitted bathroom suite comprising Bath with electric shower over. Wash hand basin. W.C. Tiles to bath walls. Obscure double glazed window. Heated towel rail. Laminate flooring.

## **Bedroom 2: 9' 7" x 11' 4" (2.90 x 3.45)**

Fitted wardrobes to one wall. Double glazed window to rear garden. Radiator. 2 single sockets.

## **Garden:-**

Small storage shed and coal bunker at rear door. Path leads to lawn and patio area. Storage Shed.

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## General

### Address:

LOWER FLAT 37 ESKDAILL STREET  
Langholm  
Dumfries & Galloway  
DG13 0BG

### Amenities:

Mains water, electricity, gas and drainage. Multi-fuel stove. Gas central heating. Full double glazing.

### Extras:

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

### Council Tax:

Valuation Band B.

### Entry:

By arrangement

### Price:

Offers Over £90,000.00

### 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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