

Stevenson & Johnstone

solicitors and estate agents

MENTEITH Wauchope Place Langholm



Desirable 3 bedroomed detached bungalow situated in a peaceful residential location within the Borders town of Langholm. The property is well maintained and set in a good sized garden with separate garage and off street parking to the side. Gas central heating and double glazing throughout.

Offers Over £180,000.00

Features

Entrance Hall. Living Room. Kitchen. 3 Bedrooms. Bathroom. Gas Central Heating. Double Glazing. Detached Garage. Garden.

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

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

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Entrance Hall:-

Frosted glass entrance door and side panels to hallway. Radiator. 1 single socket. Coat hanging facilities. Access to loft space.

Living Room: 20' 6" x 11' 9" (6.25 x 3.60)

Open fire set in stone built fireplace with painted wood mantle and tiled hearth. 2 radiators. T.V. point. Large double glazed window overlooking front garden. Smaller double glazed window to the side. 4 single sockets. 1 double socket. Telephone socket. Central heating control. Door to kitchen.



Kitchen: 15' 8" x 6' 8" (4.75 x 2.05)

Fitted floor units. Built-in double cupboards (one housing boiler) with top box storage. Large walk-in cupboard shelved and plumbed for washing machine. Extractor fan. Double glazed window to side. Glass panelled door and small window to rear garden. 3 double sockets. Cooker point. Water heater. Part tiles to walls.



Bedroom 1: 10' 9" x 11' 9" (3.25 x 3.60)

Built-in wardrobe. Radiator. 2 single sockets. Wash hand basin. Double glazed window to rear.

Bedroom 2: 6' 9" x 11' 9" (2.05 x 3.60)

Single bedroom. Built-in wardrobe. Radiator. 2 single sockets. Double glazed window to rear.



Bedroom 3: 11' 9" x 8' 8" (3.60 x 2.65)

Built-in double wardrobe. Radiator. 2 single sockets. Double glazed window to rear.

Bathroom: 7' 3" x 5' 4" (2.20 x 1.60)

Wash hand basin. W.C. Bath with electric shower over. Part tiles to walls. Radiator. Extractor fan. Double glazed window to side.

Outside:-

To the rear is a lawn edged with mature shrub beds and small trees. Paved pathway along back of house. Outdoor water tap. Gravelled driveway to the side providing off street parking. Detached timber built garage/workshop. To the front is a paved pathway leading to front entrance. Lawn edged with mature shrubs and flowerbeds. The front garden is bounded by a small stone built wall.



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General

Address:

MENTEITH
Wauchope Place
Langholm
Dumfries & Galloway
DG13 0AZ

Amenities:

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

Extras:

All blinds, curtains, carpets and floor coverings are included in the sale price.

Council Tax:

Valuation Band

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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