

Stevenson & Johnstone

solicitors and estate agents

THE BELFRY Alma Place Langholm



Well presented 4 bedroomed end terrace dwellinghouse situated in a peaceful location with stunning views over the town and surrounding hills. The property is within easy reach of all local amenities and benefits from full double glazing and gas central heating throughout. To the rear of the property is a private decked area with steps leading to a well maintained terraced garden. Viewing is Highly Recommended.

Offers Over £170,000.00

Features

Vestibule. Hallway. Living Room. Dining Room. Kitchen. Bathroom. 3 Bedrooms. Box Bedroom. Garden. Storage Shed. Gas Central Heating. Double Glazing.

Property Shop
38 High Street
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Dumfries & Galloway
DG13 0JH

Tel: 013873 80482
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Entrance Vestibule:-

Wood/glass panelled entrance door. Tiled floor. Wall mounted cupboard housing electric meter. Coat hanging facilities. Dado rail. Wood/glass panelled door to hallway.

Hallway:-

Dado rail. Radiator. 1 single socket. Telephone socket. Coat hanging facilities. Traditional wood flooring. Stairs to 1st floor landing. Door to living/dining room.

Living Room: 12' x 11' (3.65 x 3.35)

Traditional wood flooring. Living flame gas fire set in tiled hearth with wood mantle and surround. Double glazed window to front with panoramic views over the town and surrounding hills. T.V. point. Telephone socket. Radiator. 3 double sockets. Open through to the dining room.

Dining Room: 13' 8" x 11" (4.15 x 3.35)

Traditional wood flooring. Feature fire place with slate hearth. Shelved recess. Dado rail. Radiator. 3 double sockets. Under stairs storage cupboard. Double glazed window to rear. Painted wood beams to ceiling. Door to kitchen.

Kitchen: 9' 7" x 7' 5" (2.90 x 2.25)

Range of fitted floor and wall units. Stainless steel sink and drainer. Painted wood ceiling with down lights. Slate tiles to floor. Cooker point. Plumbed for washing machine. Wood/glass panelled door to rear garden.

1st Floor Landing:-

Under stairs storage cupboard. Single socket. Bathroom at half landing. Stairs to 2nd floor landing.

Bathroom: 8' 2" x 9' 8" (2.50 x 2.95)

Wash hand basin. Bath. W.C. Shower cubicle with mains powered shower. Tiles to part walls. Tiles to floor. 2 x double glazed windows. Heated towel rail. Wood/obscure glass door.

Bedroom 1: 12' 8" x 7' 9" (3.85 x 2.35)

Radiator. Wood dado rail with panelling below. Spot lights to ceiling. T.V. point. 2 double sockets.

Bedroom 2: 16' x 10' 2" (4.85 x 3.10)

Fitted wardrobes to one wall with louvre doors. Radiator. 2 double sockets. 3 x double glazed windows with beautiful views over the town and hills.



2nd Floor Landing:-

Wood spindle bannister. Velux window.

Box/Bedroom: 7' 1" x 7' 10" (2.15 x 2.40)

Velux window. Coombed ceiling. 1 double socket.

Bedroom 4: 13' 9" x 12' 4" overall (4.20 x 3.75)

Dormer window with panoramic views over the town and hills. Radiator. 2 double sockets. T.V. point. Down lights to ceiling.

Outside:-

Decked area to the rear. Outdoor water tap. Path to side of house leading to front street. Steps from decked area leads to a terraced garden with paved patio area and fixed seating. Grassed areas edged with flower/shrub beds. Storage shed. Views of the surrounding countryside.



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General

Address:

THE BELFRY
Alma Place
Langholm
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Amenities:

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

Extras:

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

Council Tax:

Valuation Band C.

Entry:

By arrangement

Price:

Offers Over £170,000.00

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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