

# Stevenson & Johnstone

solicitors and estate agents

UPPER FLAT 37 ESKDAILL STREET Langholm



**Bright and spacious two bedroomed first and second floor flatted dwellinghouse situated in the new town within easy walking distance of the school and all local amenities. The property benefits from full gas central heating and partial double glazing. To the rear is a good sized sunroom with steps leading down to the garden and patio area.**

**Price Region £85,000.00**

## Features

**Communal Entrance. Hallway. Living Room. Kitchen. Sunroom. Study. 2 Bedrooms. Shower Room. Garden. Storage Shed. Greenhouse. Partial Double Glazing. Gas Central Heating.**

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

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## Entrance:-

Communal front door. Carpeted staircase leading to wood/glass panelled entrance door.

## Hallway:-

Storage cupboard. Radiator. 1 double socket. Telephone point. Stairs to second floor.

## Living Room: 20' 2" x 9' 7" (6.15 x 2.90)

Wood/glass panelled door. Electric fire set in timber hearth and surround. 2 windows to rear garden. Radiator. 2 double sockets. 2 single sockets. T.V. point. Wood/glass panelled door to kitchen.



## Kitchen: 9' 7" x 8' 8" (2.90 x 2.65)

Step down to kitchen area. Fitted floor and wall units. Built-in storage cupboards. Stainless steel sink and drainer. Wall mounted gas boiler. Part tiles to walls. Belling slot-in cooker. Extractor fan. Window to side. Large window to sun room. Plumbed for washing machine and dishwasher. Central heating controls. 3 double sockets. 1 single socket. Cooker point. Radiator. Door to sun room.



## Sun Room: 11' 7" x 10' 4" (3.55 x 3.15)

Double glazed windows to side. Large window to rear. Glass panelled door and steps down to garden. T.V. point. 2 radiators. 2 double sockets. 1 single socket.

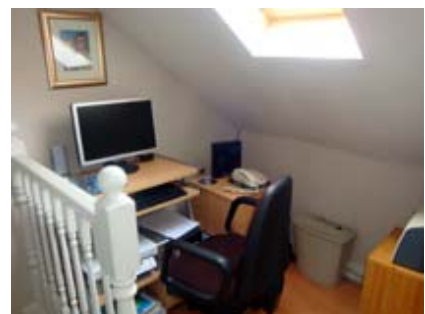


## Bedroom 1: 11' 7" x 11' 1" (3.55 x 3.35)

Window to front. Radiator. 2 single sockets.

## Shower Room:-

Wash hand basin. W.C. Painted wood panelling to part walls. Spot lights to ceiling. Double glazed window to front. Radiator. Storage cupboard. Separate shower cubicle with electric shower system and tiles to walls.



## 2nd Floor Landing/Study:-

This area is currently used as a study. Laminate flooring. 1 double socket. 1 single socket. Velux window. 2 large storage cupboards. Telephone point. Wood/glass panelled door to bedroom 2.

## Bedroom 2: 13' x 10' 2" (3.95 x 3.10)

Double glazed dormer window to rear. Coombed ceilings. Radiator. 2 large built-in storage cupboards with vanity unit between. T.V. point. 1 double socket. 1 single socket.

## Outside:-

To the rear of the property is a low maintenance garden consisting of lawn and gravelled patio area. Timber storage shed. Greenhouse.



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## General

### Address:

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

### Amenities:

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

### Extras:

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

### Council Tax:

Valuation Band B.

### Entry:

By arrangement

### Price:

£85,000.00

### 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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