

Stevenson & Johnstone

solicitors and estate agents

WESTVALE Rosevale Street Langholm



Detached 2 bedroomed bungalow with single garage attached set in good sized garden ground and situated within easy walking distance of the town centre and all local amenities. Although benefiting from oil fired central heating and partial double glazing some further modernisation would be an advantage.

Price Region £135,000.00

Features

Vestibule. Entrance Hall. Living Room. Dining/Kitchen. 2 Double Bedrooms. Bathroom. Garage. Off Street Parking. Large Garden. Oil Fired Central Heating.

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

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Vestibule:-

Entrance door. Tiled floor. Double glazed window. Door to hallway.

Hallway: 11' 9" x 11' 6" (3.60 x 3.50)

Spacious hallway. Telephone point. Radiator. Coat hanging facilities. 1 single socket. Airing cupboard housing water tank. New fitted carpet. Access to attic space.

Living Room: 16' 3" x 14' 4" (4.95 x 4.35)

Bright spacious room with large picture window to front and smaller window to side. Open fire with tiled hearth and surround. Radiator. Television socket. 2 double sockets. 2 single sockets. New fitted carpet. Sliding door to dining area.



Dining/Kitchen: 20' 4" x 9' 5" (6.20 x 2.90)

Dining area comprises:- new fitted carpet. Small cupboard housing electric meter and fuse box. Window to side. 1 double socket. 1 single socket. Television socket. Kitchen comprises:- Fitted floor and wall units. Oil fired Rayburn cooker. Telephone point. Cooker point. Window to rear garden. 2 double sockets. 2 single sockets. Door to rear garden.



Bedroom 1: 11' 9" x 13' 1" (3.60 x 3.95)

Picture window to front garden. Built-in wardrobes and top box storage to 1 wall. Radiator. 2 double sockets. New fitted carpet.

Bedroom 2: 11' 10" x 10' 9" (3.60 x 3.25)

Window to rear garden. Radiator. 2 double sockets. New fitted carpet.



Bathroom: 7' 9" x 8' 6" (2.35 x 2.60)

Wash hand basin. W.C. Low level sunken bath. Tiles to part walls. Wall mounted fan heater. Obscure window to rear.

Garage:-

Attached small single garage/store. Double doors to front and single door to rear. Window to side. Central heating boiler.

Outside:-

To the front of the property is a tarmac driveway accessed by double wrought iron gates providing off street parking for several vehicles. Good sized lawn edged with flower beds and shrubs. Gravelled area to sides and rear with paved pathway around. Drying area, oil tank and coal bunker to rear. Side entrance gate.



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General

Address:

WESTVALE
Rosevale Street
Langholm
Dumfries & Galloway
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Amenities:

Mains water, electricity and drainage. Oil fired central heating.

Extras:

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

Council Tax:

Valuation Band D.

Entry:

By arrangement

Price:

£135,000.00

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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