

Stevenson & Johnstone

solicitors and estate agents

WEST WATER COTTAGE West Water Langholm



Well presented traditional stone built 3 bedroomed detached cottage situated in a peaceful rural setting with open views over the surrounding countryside. Located approximately 6 miles to the West of Langholm the property is well maintained and in walk-in order. Patio, garden ground and parking to the side and rear.

Offers Over £195,000.00

Features

Vestibule. Hallway. Living Room. Kitchen. Utility. 3 Bedrooms (1 en-suite). Rear Hall. Family Bathroom. Double Glazing. Oil Fired Central Heating. Storage Shed. Garden.

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

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Vestibule:-

Double glazed entrance door. Original stone walls. Slate tiles to floor. Electric meter. Coat hanging facilities. Open to hallway.

Hallway:-

Slate tiles to floor. Telephone point. 1 single socket. Access to loft space. Door to utility room.

Utility Room: 5' 6" x 6' 10" (1.65 x 2.05)

Stainless steel sink and drainer set into base unit with cupboards below. Tiled floor. Part tiles to walls. Plumbed for washing machine. Radiator. 1 double socket. 1 single socket.



Living Room: 16' 6" x 12' 8" (5.00 x 3.85)

Solid wood flooring. Open fire set in stone built surround with slate hearth and wood mantle. Radiator. Double glazed window to front. 4 double sockets. T.V. and Sky socket. Door to kitchen. Door to rear hall.



Kitchen: 13' 10" x 10' 1" (4.20 x 3.05)

Fitted floor and wall units. Electric hob and oven. Cooker hood. Stainless steel sink and drainer. Slate tiles to floor. Radiator. 4 double socket. 3 single socket. Double glazed window and patio doors to side garden.

Master Bedroom (en-suite) 16' 6" x 12' 8" (5.00 x 3.85)

Solid wood flooring. 2 radiators. Double glazed window to front. Single glazed window to side. Shelved recess. T.V. socket. 4 double sockets. Door to en-suite shower room. Shower Room:- Enclosed shower cubicle with electric shower system. Tiles to floor. Wash hand basin and W.C. set into vanity unit. Chrome ladder radiator. Single glazed window to rear.



Rear Hall:-

Tiles to floor. 1 double socket. Central heating controls. Double glazed window and door to rear garden.

Bathroom: 6' 9" x 10' 5" (2.05 x 3.15)

White bathroom suite. Bath with electric shower over. Bath screen. Wash hand basin. W.C. Central heating boiler. Part tiles to walls. Spot lights to ceiling. Double glazed window to side.



Bedroom 2: 10' 5" x 8' 2" (3.15 x 2.50)

Double glazed window to side. Radiator. 2 double sockets.

Bedroom 3: 14' 1" x 9' 8" (4.30 x 2.95)

2 double glazed windows to side and rear. 3 double sockets. Radiator.

Outside:-

Fully enclosed garden. Flower/shrub beds and lawn to front with concrete pathway around house. Lawn to both sides of property. Gravelled driveway to other side with hard standing for garage or patio. Lawn at rear with shrub beds. Oil tank. Coal bunker. The property is bound by a stone dyke to side and the rear. Fence and hedges to the front.



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General

Address:

WEST WATER COTTAGE
West Water
Langholm
Dumfries & Galloway
DG13 0LU

Amenities:

Mains electricity. Private water supply and septic tank drainage. Double glazing to most windows with the exception of two small rear ones. Oil fired central heating.

Extras:

All blinds, carpets and floor coverings are included in the sale price together with the oven, hob and cookerhood in the kitchen.

Council Tax:

Valuation Band D.

Entry:

By arrangement

Price:

Offers Over £195,000.00

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.

Directions:

From Langholm take the B7068 towards Lockerbie. After around 5 miles you will come to a cottage sitting on a left hand bend. The main road carries on up a hill and there is a track going up the right hand side of the cottage. Turn up the track and West Water Cottage sits on the right hand side opposite West Water House.

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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