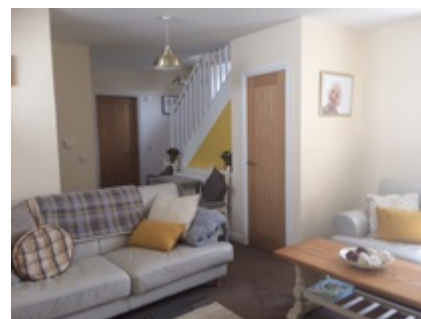
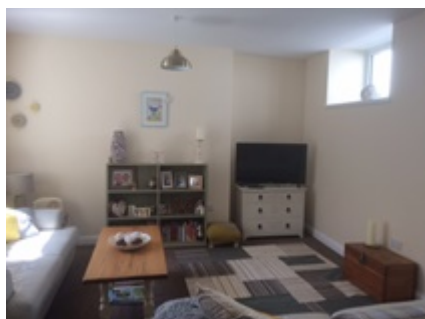


Stevenson & Johnstone

solicitors and estate agents

114 HIGH STREET Langholm



Recently renovated 2 bedroomed dwellinghouse situated on the High Street within easy reach of the Town Centre. The property has been tastefully remodelled to feature a modern open plan living area downstairs and 2 bedrooms and a bathroom upstairs. To the side of the property is a small yard with shared access to the neighbouring property. EPC = C

Offers Over £85,000.00

Features

Vestibule. Open Plan Living Room and Kitchen. Toilet. 2 Bedrooms. Bathroom. Gas Central Heating. Double Glazing. Small Yard.

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

Tel: 013873 80482
Fax : 013873 81144
Email: enquiries@sandjlangholm.co.uk
Website: www.sandjlangholm.co.uk

Stevenson & Johnstone

solicitors and estate agents

Vestibule:-

Upvc entrance door to vestibule. Karndean flooring. Coat hanging facilities. Down light. Glazed door to living area.

Living Area: 21' 4" x 13' 8" (6.51 x 4.18)

Double glazed window to one side with wide sill. Two high level double glazed windows to other side. 3 radiators. T.V. point. Telephone socket. central heating thermostat. 6 double sockets. Carpet to floor. Walk-in understairs storage cupboard housing electrics, Worcester combi boiler and plumbed for washing machine. Open through to kitchen area.



Kitchen Area: 7' 8" x 6' 11" (2.34 x 2.11)

Fitted floor and wall units in cream. Timber effect work tops. Stainless steel sink and drainer with mixer tap. Electric oven, hob and cooker hood. tiled splashbacks. Laminate flooring. 4 double sockets. 1 single socket. Cooker point.



Toilet: 6' 3" x 5' 2" (1.91 x 1.57)

Opaque double glazed window to front. Wash hand basin. W.C. Laminate flooring. Radiator. Extractor fan.

First Floor Landing:-

Double glazed window at half landing. Velux window. Shelved storage cupboard.



Bedroom 1: 14' 3" x 10' 10" (4.34 x 3.30)

Velux window. carpet to floor. Radiator. 4 double sockets. T.V. socket.



Bathroom: 6' 6" x 6' 1" (1.99 x 1.87)

White bathroom suite comprising W.C. Wash hand basin. Bath with mains powered shower over. Shower screen. Full tiling to bath walls. Chrome ladder style radiator. Extractor fan. Down lights to ceiling.

Bedroom 2: 13' 8" x 9' 4" (4.16 x 2.85)

Velux window. T.V. socket. Radiator. Carpet to floor. 4 double sockets.



Outside:-

To the side is a fully enclosed yard with gated access to the main road. The neighbouring property has shared access through the side yard.

Stevenson & Johnstone

solicitors and estate agents

General

Address:

114 HIGH STREET
Langholm
Dumfries & Galloway
DG13 0JH

Amenities:

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

Extras:

All blinds, carpets and floor coverings throughout the property are included in the sale price together with the oven, hob and extractor hood in the kitchen.

Council Tax:

Valuation Band B.

Entry:

By arrangement

Price:

Offers Over £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.

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

Tel: 013873 80482
Fax : 013873 81144
Email: enquiries@sandjlangholm.co.uk
Website: www.sandjlangholm.co.uk