

Stevenson & Johnstone

solicitors and estate agents

37 SOUTH HERMITAGE STREET Newcastleton



Very spacious end terrace ground floor flatted dwellinghouse situated in the popular rural village of Newcastleton in the Scottish Borders. The property benefits from 4 bedrooms, a large dining kitchen, oil central heating and double glazing throughout. To the rear is a large garden, patio area and a newly built separate garage suitable for conversion (subject to planning permission). EPC = D.

Price Region £115,000.00

Features

Vestibule. Living Room. Inner Hall. Dining/Kitchen. 4 Bedrooms. Shower Room. Garden. Detached Garage. Oil Central Heating. Double Glazing.

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

Tel: 013873 80482
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Vestibule

Wood/glass entrance door. Glass panelled door to living room.

Living Room: 13' 10" x 16' 5" (4.20 x 5.00)

Stovax wood burner set in slate hearth with wood surround. Double glazed window to front. Radiator. 3 double sockets. 1 single socket. T.V. point. Glass panelled door to inner hallway.



Inner Hallway:-

L shaped hallway. Two radiators. 1 single socket. 1 double socket. Central heating controls for warm flo and heating in the shower room.

Bedroom 1: 12' 1" x 10' 1" (3.65 x 3.05)

Double glazed window to front. Radiator. built-in wardrobe. 2 single sockets. Wall lights.



Bedroom 2: 9' 6" x 10' 5" (2.90 x 3.20)

Fitted wardrobes and vanity unit with top box storage and matching bedside cabinets. Double glazed window to front. 2 double sockets. 2 single sockets.



Shower Room: 5' 5" x 7' 4" (1.65 x 2.20)

Walk-in shower-mains powered and pumped from hot tank and cold supply. Rainfall head, body jets and fully thermostatic. Respotex to all walls. Wash hand basin and W.C. set in vanity unit. Double glazed window to side. Down lights. Chrome ladder style radiator. Extractor fan. Tiled floor.



Bedroom 3: 9' 9" x 10' 1" (3.00 x 3.05)

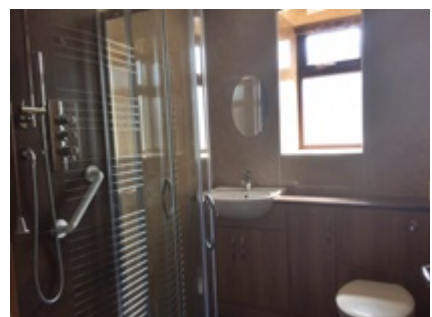
Velux window. Radiator. Built-in wardrobes to one wall. Shelved recess.

Bedroom 4: 7' 7" x 10' 3" (2.30 x 3.10)

Double glazed window to rear. Built-in cupboard. Radiator. 3 single sockets.

Kitchen: 15' 9" x 10' 10" (4.80 x 3.30)

Large dining kitchen. Fitted floor and wall units in dark oak. One and half stainless steel sink and drainer. Double glazed windows to 2 walls. Wood/glass panelled door to rear garden. Tiled splash backs. Vinyl to floor. Worcester oil boiler. 3 double sockets. 1 single socket. Cooker point. Plumbed for washing machine.



Outside:-

Lawn edged with flower beds. Paved patio area. Gate to side street. Oil tank. Storage/stick shed.

Garage:-

Large newly built detached garage. Built with double wall block, fully insulated and has traditional slate pitched roof. Conversion to a residential property may be possible there is sufficient ground space but this would all be subject to planning consent. Full power and water supply. Double glazed windows. Up and over door to one side and double glazed door to other side. Pull down ladder to attic which is fully wood panelled and floored.

**NEW**

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General

Address:

37 SOUTH HERMITAGE STREET
Newcastleton
Borders
TD9 0QE

Amenities:

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

Extras:

All blinds, curtains, carpets and floor coverings throughout the property are included in the sale price.

Council Tax:

Valuation Band B.

Entry:

By arrangement

Price:

£115,000.00

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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