

# Stevenson & Johnstone

solicitors and estate agents

4 MID LIDDLE STREET Newcastleton



**Desirable end terraced 2 bedroomed cottage situated in the busy rural village of Newcastleton in a peaceful location with open views over the Liddel Water and countryside beyond. The property has full double glazing and LPG central heating throughout. There is a Upvc conservatory and a large timber framed porch and to the rear is a large garden with brick built garage and store. EPC = G.**

**Offers Over £110,000.00**

## Features

**Entrance Hall. Living Room. Kitchen. Rear Hall. Shower Room. 2 Double Bedrooms. Conservatory. Rear Porch. Large Garden. Garage and Store. LPG Central Heating. Full Double Glazing.**

---

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

Tel: 013873 80482  
Fax : 013873 81144  
Email: [enquiries@sandjlangholm.co.uk](mailto:enquiries@sandjlangholm.co.uk)  
Website: [www.sandjlangholm.co.uk](http://www.sandjlangholm.co.uk)

# Stevenson & Johnstone

solicitors and estate agents

## Entrance Hall:-

Upvc glazed entrance door to hallway. Radiator. Access to loft space. Electric meter. Doors to living room and bedrooms.

## Living Room: 14' 9" x 14' 5" (4.50 x 4.40)

Gas fire with back boiler set on tiled hearth and mantle. Cupboards to either side of fireplace. Radiator. 2 double sockets. T.V. socket. Telephone point. Large double glazed window to front. Door to kitchen.



## Kitchen: 8' 9" x 12' 5" (2.65 x 3.80)

Fitted floor and wall units. Built-in oven, hob and cooker hood. Tiled splash backs. Stainless steel sink and drainer. Panelled ceiling with down lights. Laminate flooring. Shelved pantry. Large storage cupboard. Cupboard housing hot water tank. 3 double sockets. Double glazed window to rear porch. Door to rear hall.



## Rear Hall:-

Double glazed door to rear porch. Door to shower room.

## Shower Room: 6' 4" x 6' 6" (1.90 x 1.95)

Wash hand basin. W.C. Large shower cubicle with respotex to walls and electric shower system. Chrome ladder style radiator. Extractor fan. Opaque window to conservatory. Part tiles to walls.



## Bedroom 1: 11' 7" x 10' 9" (3.50 x 3.25)

Radiator. Wash hand basin. 1 double socket. Upvc glazed door to conservatory.



## Conservatory: 12' 1" x 7' 8" (3.65 x 2.35)

Upvc conservatory with windows and door to patio area. Perspex roof. Blinds. 2 double sockets.

## Bedroom 2: 12' 7" x 14' 9" (3.85 x 4.50)

Double glazed window to front. Two radiators. 2 double sockets. Wash hand basin. Double glazed window to rear.

## Rear Porch: 18' 5" x 7' 4" (5.60 x 2.20)

Timber built lean to with single glazed windows and door. Perspex roof. Built-in storage shed.

## Rear Garden:-

Patio, lawn, gravelled area and flower beds. Outdoor water tap. High wood panel fence. Gate leads to a further part of the garden comprising vegetable beds and greenhouse. Paved pathway leads to the bottom of the garden. Brick built garage with up and over door and an adjoining store room. A gate leads to a rear shared lane.



# Stevenson & Johnstone

solicitors and estate agents

## General

### Address:

4 MID LIDDLE STREET  
Newcastleton  
Borders  
TD9 0RL

### Amenities:

Mains water, electricity and drainage. Liquid propane gas. Double glazing.

### Extras:

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

### Council Tax:

Valuation Band C.

### Entry:

By arrangement

### Price:

Offers Over £110,000.00

### 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](mailto:enquiries@sandjlangholm.co.uk)  
Website: [www.sandjlangholm.co.uk](http://www.sandjlangholm.co.uk)