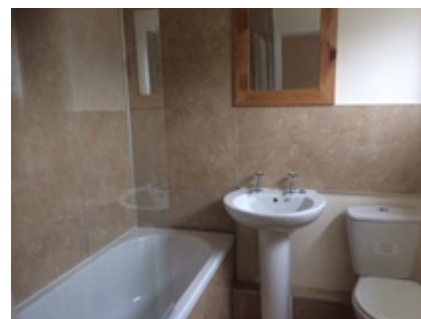


Stevenson & Johnstone

solicitors and estate agents

62 TOWNFOOT Langholm



Recently refurbished first and second floor 3 bedroom maisonette situated on the outskirts of town. The property has full double glazing, a new gas central heating system, new kitchen and bathroom. Ideal for the first time buyer or as a buy to let. EPC = C.

Offers Over £75,000.00

Features

Hallway. Living Room. Kitchen. Bathroom. 3 Bedrooms. Gas Central Heating. Full Double Glazing. Shared Drying Area.

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

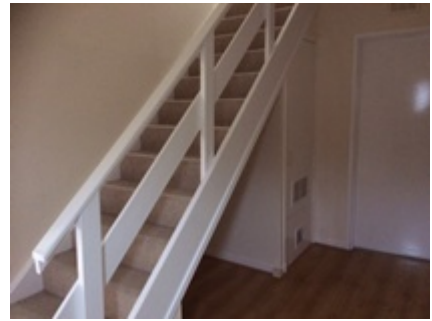
Tel: 013873 80482
Fax : 013873 81144
Email: enquiries@sandjlangholm.co.uk
Website: www.sandjlangholm.co.uk

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Entrance Hall:-

Upvc entrance door to hallway. Large walk-in cupboard housing electric meter. Two further large storage cupboards. 1 single socket. Radiator. Laminate flooring. Central heating thermostat. Stairs to first floor.



Living Room: 12' 5" x 14' 1" (3.80 x 4.30)

Large double glazed window to front. Carpet. Radiator. 1 double socket. 2 single sockets. T.V. point. Telephone socket. Door to kitchen.

Kitchen: 9' 9" x 13' 10" (2.95 x 4.20)

New fitted floor and wall units with tiled splash backs. Stainless steel sink and drainer. Large double glazed window to front. Double glazed window to side. Built-in gas hob and electric oven. Washing machine. Under counter fridge and freezer. 5 single sockets. Cooker point. Spot lights to ceiling.



Bathroom:-

New fitted W.C. Wash hand basin and bath with mains powered shower over. Respotex to walls. Shower screen. Radiator. Wall mounted fan heater. Opaque double glazed window to rear.



Bedroom 1: 11' 5" x 10' 1" (3.50 x 3.05)

Double glazed window to side. Carpet. Radiator. 2 single sockets.

First Floor Landing:-

Access to loft space. Shelved storage cupboard. Skylight.

Bedroom 2: 11' 11" x 9' 10" (3.65 x 3.00)

Double glazed window to side. Storage cupboard. Carpet. Radiator. 2 single sockets.



Bedroom 3: 10' 8" x 14' 4" overall (3.25 x 4.35)

Built-in cupboard. Double glazed window to rear. Carpet. Radiator. 2 single sockets.

Outside:-

Communal clothes drying area to the side.



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General

Address:

62 TOWNFOOT
Langholm
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Amenities:

Mains water, electricity, gas and drainage. Telephone connection.

Extras:

All carpets and floor coverings through out the property are included in the sale price together with the oven, hob, washing machine, fridge and freezer in the kitchen.

Council Tax:

Valuation Band A.

Entry:

By arrangement

Price:

Offers Over £75,000.00

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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