



Spacious 4 bedroomed corner dwellinghouse situated in a pleasant location with views over the River Esk and within easy reach of the town centre. The property benefits from full double glazing and gas central heating throughout. To the front of the property is a garden area available for rent subject to Buccleuch Estates approval. EPC = E.

Features:

- ✔ Full Double Glazing
- ✔ Gas Fired Central Heating
- ✔ Living flame Gas Fire

Entrance Hall:-

Upvc entrance door. Radiator. Wood dado rail. Doors to living room and kitchen.

Living Room: 14' 7" x 10' 9" (4.45 x 3.25)

Living flame gas fire set on tiled hearth with wood surround and mantle. Canadian maple wood floor (currently covered with carpet). Telephone socket. T.V. point. 3 double sockets. 1 single socket. radiator. Double glazed large windows to Thomas Telford Road.



Dining/Kitchen: 19' 2" x 11' 2" (5.90 x 3.45)

Fully fitted kitchen with painted wood panelled ceiling. Laminate flooring to kitchen area. Fitted floor and wall units. Display lights. Eye level double oven. Separate ceramic hob and extractor hood. Plumbed for washing machine. Large American style fridge/freezer. Stainless steel sink and drainer with mixer tap. 3 double sockets. 3 single sockets. Cooker point. Tiled splashbacks. Spotlights to ceiling. Walk-in large under-stairs cupboard with light and socket. Radiator. T.V. point. Telephone socket. Cupboard housing electric and gas meters. Double glazed window to front.

Stairs to First Floor Landing:-

Carpet to stairs. Painted wood banister.

Bathroom: 9' 2" x 9' 5" (2.85 x 2.90)

Spacious bathroom with white suite comprising wash hand basin, bath and W.C. Corner shower unit with mains powered shower system. Painted wood panelling below dado height. Part tiles to walls. Radiator. Extractor fan. Laminate flooring.





Bedroom 1: 14' 9" x 11' 1" (4.50 x 3.35)

Two double glazed windows overlooking Thomas Telford Road and the river.
Two radiators. 2 double sockets. 1 single socket. Telephone point. T.V. point.

Bedroom 2: 13' 8" x 9' 9" (4.15 x 3.00)

Built-in wardrobes with sliding doors to one wall. Radiator. 2 double sockets. 1 single socket. T.V. point. Telephone socket. Double glazed window overlooking the River and the bridge.



Stairs to Second Floor:-

Open wrought iron staircase with wood banister. Wood dado rail to walls. Pine ceiling. Perspex skylight. Radiator. 1 single socket.

Bedroom 3: 14' 1" x 9' 2" overall (4.30 x 2.80)

Pine panelled ceiling. Built-in wardrobes, storage cupboards, shelves and dresser. 1 double socket. Radiator. Velux window.

Bedroom 4: 13' 6" x 14' 10" overall (4.10 x 4.50)

Built-in storage cupboards. Radiator. Coombed ceiling. Velux window. Spot lights to ceiling. 3 double sockets.

Garden:-

To the front of the property is a small garden area available for rent subject to Buccleuch Estate approval.



Address

1 Frances Street
Langholm
Dumfriesshire
DG13 0BQ

Amenities:

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

Extras:

All light fittings, blinds, curtains, carpets and floor coverings are included in the sale price together with the oven, hob and american style fridge/freezer in the kitchen.

Council Tax

Band C

Entry:

By arrangement

Price

Offers Over £140,000

Viewing:

By arrangement with the selling agent Stevenson & Johnstone Tel: 013873 80482

Tenure:

Freehold