



Desirable 4 bedroom mid terrace family dwellinghouse situated in a residential area of Langholm within easy walking distance of the school and other local amenities. The property benefits from full double glazing, gas central heating and a modern fitted kitchen. To the rear is a fully enclosed garden with decked area and storage shed. EPC = D.

Features:

- ✓ Full Double Glazing
- ✓ Garden
- ✓ Gas Fired Central Heating
- ✓ Shed

***Entrance Hall:-***

New composite entrance door to hallway. Solid oak flooring. Radiator. Door to living room. Stairs to first floor landing.



***Living/Dining Room: 23' 3" x 12' 2" (7.10 x 3.75)***

Spacious room with oak flooring throughout. Marble hearth and surround with fittings for gas fire. Two shelved recesses to fireplace wall. Standard size double glazed window to front. Extra long double glazed window to rear garden. Under stairs storage cupboard. T.V/Sky point. Radiator. Telephone point. 5 double sockets. Door to kitchen.

***Kitchen: 15' 8" x 8' 9" (4.80 x 2.65)***

Fitted floor and wall units in white with tiled splash backs. Gas hob and electric oven. Cooker hood. Integrated dishwasher and fridge/freezer. Stainless steel sink and drainer. Vinyl to floor. Two double glazed windows to rear. Radiator. Spot lights and down lights to ceiling. 3 double sockets. 2 single sockets. Cooker point. Upvc door to rear garden.





***Bedroom 1: 9' 7" x 8' 7" overall (2.90 x 2.60)***

This room is at split level on the stairs. Radiator. Wall mounted Worcester combi boiler. Double glazed window to rear garden. Carpet to floor. 1 double socket.

***First floor Landing:-***

Carpet to floor. Radiator. 1 double socket.

***Bedroom 3: 12' 6" x 12' 3" overall (3.80 x 3.70)***

Carpet to floor. Double glazed window to front. Shelved recess to wall. T.V. point. Radiator. 4 double sockets.

***Bedroom 2: 9' 4" x 10' 6" (2.85 x 3.20)***

Carpet to floor. Radiator. 4 double sockets. Double glazed window to rear garden. T.V. point.



***Bathroom: 8' 5" x 6' 5" (2.60 x 2.00)***

Bath with mains powered shower over and fitted shower screen. Wash hand basin. W.C. Shelved airing cupboard. Double glazed opaque window to front. Full tiles to walls and floor.

***Stairs to Attic Landing:-***

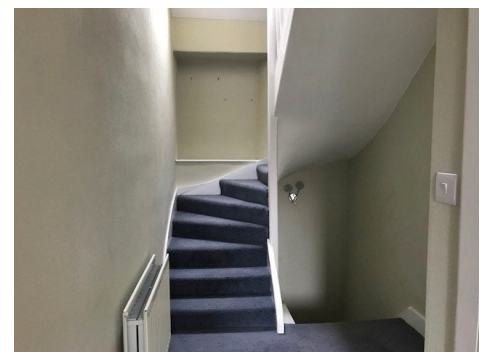
Shelved recess. Two velux windows. 1 double socket.

***Attic Bedroom: 14' 6" x 9' 9" (4.40 x 3.00)***

Coombed ceiling. Large velux window. Radiator. Original wrought iron fireplace. T.V. point. 3 double sockets.

***Box Room: 7' 3" x 8' 1" (2.20 x 2.45)***

1 double socket. Small window space to landing. Access to loft space.





*Outside:-*

Concrete yard area at rear door. Outdoor water tap. Large timber storage shed. Decked area. Lawn with paved seating area. Pathway edged with flower beds leads to rear entrance gate. Shared access to Caroline Street.

**Address**

49 Henry Street  
Langholm  
Dumfriesshire  
DG13 0AR

**Amenities:**

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

**Extras:**

All blinds, carpets and floor coverings throughout the property are included in the sale price together with the integrated cooker, cooker hood, fridge/freezer and dishwasher in the kitchen.

**Council Tax**

Band C

**Entry:**

by arrangement

**Price**

Fixed Price £145,000

**Viewing:**

By arrangement with the selling agents Stevenson & Johnstone on 013873 80482

**Tenure:**

Freehold