



Desirable stone built 3 bedroom mid-terrace family dwellinghouse situated within easy walking distance of the school and sports centre. The property benefits from full double glazing and gas central heating throughout. Small garden area to the front and a fully enclosed good sized garden to the rear. EPC: E

Features:

- ✓ Coal Fire
- ✓ Electric Fire
- ✓ Full Double Glazing
- ✓ Garden
- ✓ Gas Fired Central Heating

Entrance Vestibule:-

Upvc entrance door. Wood floor. Electric meter and fusebox. Wood/glass panel door to Hallway:- Laminate flooring. Radiator. 1 single socket. Stairs to first floor.

Living Room: 11' 3" x 12' 3" (3.40 x 3.75)

Electric fire set in wood surround. Radiator. Laminate flooring. Picture rail around room. Double glazed window to front. T.V. point. 1 double socket. 1 single socket.



Dining Room: 10' 3" 13' 1" (3.10 x 4.00)

Open fire set in tiled hearth and surround (gas connection if required). Laminate flooring. Large double glazed window to rear. Radiator. Understairs cupboard. Door to kitchen. T.V. point. Telephone point. 1 single socket. 1 double socket.

Kitchen: 13' 6" x 9' 5" (4.10 x 2.85)

Fitted floor and wall units. Laminate flooring. One and half stainless steel sink and drainer. Built-in oven, hob and cooker hood. Part tiled splash backs. Radiator. Upvc panel ceiling with spot lights. Large double glazed window to garden. 4 single sockets. 1 double socket. Cooker point. Plumbed for washing machine. Upvc door to rear garden.





Stairs to split level landing: Carpet. Window at half level. To the rear is a *Box Room*: 5' 4" x 5' 5" (1.60 x 1.60) housing gas boiler. 1 double socket.

Shower Room: 9' 6" x 6' 4" (2.85 x 1.90)

Walk-in double shower with mains powered shower system and respotex to walls. Vinyl to floor. Radiator. Wash hand basin. W.C. Opaque window to rear. Panel ceiling. Extractor fan.

Bedroom 1: 9' 5" x 10' 1" (2.85 x 3.05)

Double glazed window to rear. Carpet to floor. Radiator. 1 single socket. 1 double socket.

Bedroom 2: 11' 8" x 16' 4" (3.55 x 4.95)

Carpet to floor. 2 double glazed windows to front. 2 radiators. Picture rail around room. 1 double socket. 1 single socket.



Stairs up to 2nd floor:-

Carpet to stairs. Velux window.

Attic Bedroom: 15' 6" x 9' 2" (4.75 x 2.80)

Large dormer window with views over town and Whita Hill. Coombed ceiling. Carpet to floor. Radiator. Under eaves storage area. 2 single sockets.

Outside:-

To the front is a small gravelled area with flowerbeds enclosed by a wrought iron fence and gate.

To the rear is a concrete patio area at back door. Coal bunker and small corrugated shed. Grass lawn with drying area. Gravelled area and pathway leading to gate and back footpath.



Address

59 Eskdail Street
Langholm
Dumfriesshire
DG13 0BG

Amenities:

Mains water, electricity, gas and drainage. Full Double Glazing. Gas central heating.

Extras:

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

Council Tax

Band C

Entry:

Vacant possession

Price

Offers Over £145,000

Viewing:

To be arrange through the selling agents Stevenson & Johnstone

Tenure:

Freehold