



Desirable 3 bedroom semi-detached dwellinghouse situated at the South end of town in a peaceful location within easy walking distance of all amenities. The property has full double glazing and gas central heating throughout. To the rear is a fully enclosed garden with greenhouse and storage shed. EPC = D.

Features:

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

Entrance Hall:-

Upvc entrance door and side panel with opaque window. Carpet to floor. Radiator. Large walk-in storage cupboard. 1 double socket. 2 single sockets. Telephone point.



Living Room: 13' 6" x 13' 4" (4.10 x 4.05)

Carpet to floor. Radiator. Large double glazed window to rear garden. Large shelved storage cupboard. Air conditioning unit. T.V. point. 2 double socket. 1 single socket. Door to kitchen.

Kitchen: 13' 3" x 9' 9" (4.05 x 2.95)

Upvc rear door to rear garden. Vinyl to floor. Fitted floor and wall units. Stainless steel sink and drainer. Tiled splash backs. Double glazed window to rear garden. Plumbed for washing machine. Radiator. Cooker point. Cooker hood. 2 double sockets. 3 single sockets. Door to living room.





Wet Room:-

Non slip flooring. Respotex to full walls. Walk-in disabled access shower with electric shower system. Wash hand basin. W.C. Radiator. Double glazed opaque window to front.

Bedroom 1: 11' 2" x 9' 9" (3.40 x 2.95)

Carpet to floor. Double glazed window to front. Radiator. 2 double sockets. Fitted wardrobes and top box storage.

First Floor Landing:-

Velux window. Storage cupboard with louvre doors.

Bedroom 2: 15' 3" x 10' 4" overall (4.65 x 3.15)

Built-in cupboards with louvre doors to one wall. Walk-in airing cupboard housing gas combi boiler. Carpet to floor. Radiator. 1 double socket. 1 single socket. Double glazed window to front.



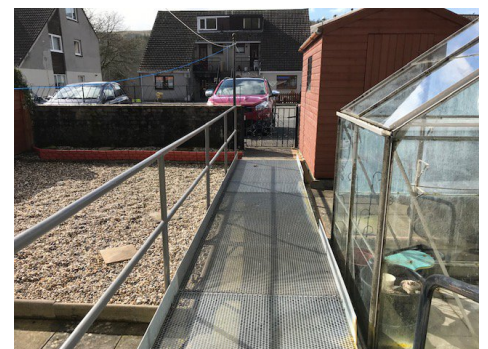
Bedroom 3: 14' 8" x 10' overall (4.45 x 3.05)

Carpet to floor. Storage area and cupboard to one wall. Radiator. 2 double sockets. Double glazed window to side.

Outside:-

Fully enclosed garden with gravel and patio area. Outdoor tap. Small greenhouse. Timber storage shed. Disabled access from rear gate to house.

To the front are gravelled beds and path to front of house.



Address

68 Townfoot
Langholm
Dumfriesshire
DG13 0EJ

Amenities:

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

Extras:

All light fittings, blinds, carpets and floor coverings throughout the property are included in the sale price.

Council Tax

Band B

Entry:

by arrangement

Price

Offers Over £108,000

Viewing:

by arrangement with the selling agents

Tenure:

Freehold