



Stone built mid terrace 3 bedroom family dwellinghouse situated close to the town centre in Langholm well located for all local amenities. The property benefits from full double glazing and a good sized garden with patio and storage shed to the rear. Some further modernisation is still required to make this an ideal family home. EPC = F.

Features:

- ✓ Coal Fire
- ✓ Electric Storage Heating
- ✓ Full Double Glazing
- ✓ Garden
- ✓ Shed

Entrance Hall:-

Wood entrance door to hallway. Wood/glass panelled door to cloakroom. Double wood/glass doors to kitchen. Wood/glass panelled door to inner hallway. Telephone point.

Cloak Room: 7' 4" x 3' 1" (2.20 x 0.95)

Coat hanging facilities and shelves. Electric meter and fuse box. Window to front.



Kitchen: 10' 7" x 9' 4" (3.26 x 2.80)

Fitted solid wood base units. Marble effect work tops. Stainless steel sink and drainer. Under stairs storage cupboard. Plumbed for washing machine. 3 double sockets. 1 single socket. Cooker point. Two windows to front.

Inner Hallway:-

Stairs to first floor landing. Shelved storage cupboard. 1 single socket. Door to living room.

Living Room: 18' 2" x 11' 6" (5.55 x 3.50)

Open fire set in stone hearth and surround with wood mantle. Storage heater. Window to rear garden. French doors to rear garden. 3 single sockets. 1 double socket.



First Floor Landing:-

Large walk in cupboard. 1 Single socket.

Bedroom 1: 14' 8" x 7' 4" (4.45 x 2.20)

Built-in wardrobe. Window to front. Storage heater. 1 double socket. 1 single socket.

Bathroom: 12' 1" x 8' 1" (3.65 x 2.43)

Wash hand basin & W.C. both set in vanity units. Separate bath. Corner shower unit with electric shower system. Storage cupboards. Storage heater. Window to front.



Bedroom 2: 11' 4" x 9' 2" (3.45 x 2.880)

Window to rear. 2 single sockets.

Bedroom 3: 9' 8" x 10' 5" (2.95 x 3.20)

Window to rear. Built-in wardrobes. 1 double socket. 1 single socket.

Garden:-

Patio area. Lawn edged with mature bushes. Timber storage shed. Shared right of access to a pend leading from Charles Street to the rear garden.



Address

9 Charles Street
Langholm
Dumfriesshire
DG13 0AA

Amenities:

Mains water, electricity and drainage. Electric storage heating. Full double glazing. Telephone connection.

Extras:

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

Council Tax

Band B

Entry:

Vacant possession

Price

Offers Over £125,000

Viewing:

by arrangement with the selling agent Tel: 013873 80482

Tenure:

Freehold