



Detached 2 bedroom bungalow situated in rural surroundings in the Ewes Valley 2 miles North of Langholm. The property benefits from oil fired central heating, full double glazing, is surrounded by large garden grounds and boasts spectacular panoramic views over the surrounding countryside. EPC = E.

Features:

- ✓ Full Double Glazing
- ✓ Large Garden
- ✓ Multi-Fuel Stove
- ✓ Oil Fired Central Heating
- ✓ Parking
- ✓ Sheds
- ✓ Single Garage

Entrance Hall:-

Upvc Entrance door to hallway. Carpet. Radiator. Airing cupboard housing water tank. Access to loft. 1 single socket. 1 double socket. Telephone point.

Living Room: 23' 7" x 17" overall (7.20 x 5.20)

Multi-fuel stove set in stone hearth and surround with wood mantle. Parquet flooring. Two radiators. Large picture window with views over the countryside and Whita Hill. Wooden built window seat with cupboards either side. Window to side. Internal glass window into hallway. 6 double sockets. 2 single sockets. 2 T.V. points. Sliding wood door to kitchen.



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

Fitted floor and wall units. One and half composite sink and drainer. Electric fan heater. Full tiles to walls. Laminate flooring. Floor standing oil central heating boiler. Cooker point. Cooker hood. Window to side. Two built-in shelved larders. One built-in cloak cupboard. Door to rear hall.

Rear Hall:-

Three large walk-in storage areas, one has plumbing for washing machine, electric meter and alarm system. Glazed rear door. Wood door to garage.

Bedroom 1: 12' 1" x 13' 1" (3.65 x 4.00)

Carpet. Built-in wardrobes, overhead top boxes and dresser. Radiator. Window to front. 1 double socket. 2 single sockets.





Bedroom 2: 9' 6" x 12' 1" (2.90 x 3.65)

Carpet. Two built-in double cupboards with hanging space. Radiator. Window to rear. 2 single sockets.

Integral Single Garage: 8' 2" x 16' 6" (2.50 x 5.00)

Up and over door. Window to rear. 2 double sockets.

Shower Room: 7' 5" x 5' 10" (2.25 x 1.75)

Walk-in double shower with respotex to walls and electric shower system. Wash hand basin. W.C. Part tiles to walls. Heated towel rail. Wall mounted electric fan heater. Opaque window to rear.



Outside:-

Wrough iron double gates lead to gravel driveway, off road parking and garage. Large garden ground surrounds the property with a mixture of grass lawns, mature shrubs, bushes and trees. Beech hedges and Leylandii hedge. Wooden storage sheds.

Address

Talladale Ewes
Langholm
Dumfriesshire
DG13 0HQ

Amenities:

Mains electricity. Private water supply and drainage to Septic Tank. Full double glazing. Oil fired central heating.

Extras:

All carpets, blinds and curtains throughout the property are included in the sale price together with all white goods.

Council Tax

Band D

Entry:

By arrangement

Price

Offers Over £150,000

Viewing:

By arrangement with selling agents Stevenson & Johnstone (Tel: 013873 80482)

Tenure:

Freehold