Deceptively spacious semi-detached cottage of traditional construction situated in the heart of the Borders town of Langholm. The property is tucked away in a quiet area just off the High Street within easy reach of all local amenities. To the rear there is extensive garden grounds accessed via a private gated driveway to the side. EPC = D.

Features:

- Full Double Glazing
- Gas Fired Central Heating
- Large Garden
- Multi-Fuel Stove
- Summer House
- Sun Room

Property Shop
38 High Street
Langholm
DG13 0JH

Tel: 013873 80482
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Email: enquiries@sandjlangholm.co.uk
Website: www.sandjlangholm.co.uk
**Entrance Hall:**
Wood/stain glass entrance door to hallway. Tiled floor. Doors to living room and bedroom 1.

**Bedroom 1: 11' 9'' x 14' 4'' (3.60 x 4.35)**
Fitted wardrobes and top box storage with painted louvre doors to one wall. Radiator. Window to front. Carpet to floor. 3 double sockets.

**Living Room: 14' 5'' x 15' 9'' (4.35 x 4.80)**
Multi-fuel stove set in stone hearth. Two windows to front. Carpet to floor. Two radiators. 4 double sockets. Meter and fuse box. T.V. point. Door to inner hallway.

**Inner Hallway:**
Tiled floor. Radiator. 1 double socket. Built-in cupboard and top box storage with painted louvre door. Open through to Sun Room.
**Sun Room: 11' 6" x 7' 2" (3.50 x 2.20)**

Window to garden. Sliding double glazed doors to patio area. Radiator. Tiled floor. T.V. point. Wall lights.

**Utility Room: 7' 1" x 4' 5" (2.15 x 1.35)**

Window to rear. Radiator. Tiled floor. Plumbed for washing machine. 2 double sockets. 2 single sockets.

**Bathroom: 10' 1" x 8' 4" (3.05 x 2.55)**


**Kitchen: 16' 5" x 11' 9" (5.00 x 3.60)**

Fitted floor and wall units. Large belfast sink with mixer tap. Wood worktops. Tiled splashbacks. Rangemaster cooker with 6 rings and double oven set against a feature stone wall. Under stairs storage cupboard. 6 double sockets. Spot lights to ceiling. Radiator. 2 windows to garden. Original wood floor. Upvc door to side entrance.

**First Floor Landing:-**

Doors to bedrooms 2 & 3. Carpet to stairs.

**Bedroom 2: 14' 4" x 12' 4" (4.35 x 3.75)**

**Bedroom 3: 16' 7" x 11' 9" (5.05 x 3.60)**

Dormer window to garden. Carpet to floor. 2 double sockets. Door to en-suite shower room.

**Shower Room:-**


**Outside:-**

Address
1 Parliament Square
Langholm
Dumfriesshire
DG13 0JG

Amenities:
Mains water, electricity, gas and drainage. Full double glazing. Gas central heating.

Council Tax
Band D

Entry:
Vacant possession

Price
Offers Over £175,000

Viewing:
To be arranged with the selling agents Stevenson & Johnstone Tel: 013873 80482

Tenure:
Freehold