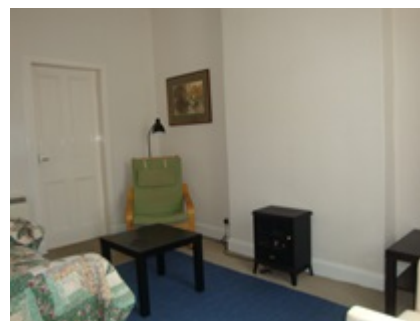
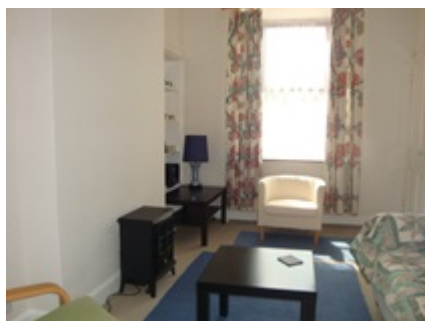


Stevenson & Johnstone

solicitors and estate agents

10 CAROLINE STREET Langholm



Mid terraced 2 bedroom dwellinghouse situated in a pleasant residential area of Langholm with fine views over the River Wauchope. There is staircase access to a large attic room and the property has double glazing and electric storage heating throughout. To the rear of the property is a fully enclosed patio and garden area with stone built storage shed. EPC = F.

Fixed Price £77,000.00

Features

Entrance Hall. Living Room. Kitchen. 2 Bedrooms. Bathroom. Attic Room. Garden. Shed. Double Glazing. Electric Storage Heating.

Property Shop
38 High Street
Langholm
Dumfries & Galloway
DG13 0JH

Tel: 013873 80482
Fax : 013873 81144
Email: enquiries@sandjlangholm.co.uk
Website: www.sandjlangholm.co.uk

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Entrance Hall:-

Solid Wood entrance door. Tiled floor. Wall cupboard housing electric meter. Door to living room. Stairs to first floor.

Living Room: 13' 8" x 9' 7" (4.15 x 2.95)

Double glazed window to front. Storage heater. Shelved recess. 3 double sockets. 1 single socket. Door to kitchen.



Kitchen: 13' 1" x 8' (3.95 x 2.45)

Fitted floor units. Stainless steel sink and drainer. Storage heater. Walk-in under stairs cupboard. 3 double socket. 1 single socket. Cooker point. double glazed window to garden. Wood/glass panelled rear door.



First Floor Landing:-

Storage heater.

Bathroom: 6' 2" x 8' overall (1.90 x 2.45)

Coloured suite comprising wash hand basin, W.C. and bath with electric shower over. Part tiles to walls. Electric panel heater. Double glazed window to rear.



Bedroom 1: 13' 8" x 9' 7" (4.15 x 2.95)

Double glazed window to the front with fine views over the river, church and park. Shelved recess. Storage heater. 2 double sockets. Door to stairs leading to attic room.

Bedroom 2: 8' 1" x 6' 5" (2.45 x 2.00)

Double glazed window to rear. Electric panel heater. 2 double sockets.

Attic Room: 16' 5" x 12' 6" overall (5.00 x 3.80)

Good sized room with double glazed dormer window overlooking the river, park and church. Coombed ceiling. Electric panel heater. Walk-in storage cupboard with skylight.



Garden:-

Fully enclosed garden. Patio at rear door and steps up to a gravelled area with stone built storage shed.

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General

Address:

10 CAROLINE STREET
Langholm
Dumfries & Galloway
DG13 0AF

Amenities:

Mains water, electricity and drainage. Double glazing.

Extras:

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

Council Tax:

Valuation Band B.

Entry:

By arrangement

Price:

£77,000.00

Viewing:

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

Offers:

Offers should be submitted in correct Scottish legal terms to the selling agents Stevenson & Johnstone Solicitors and Estate Agents, 38 High Street, Langholm through whom all negotiations must be conducted.

Tenure:

Freehold

N.B

These particulars, whilst believed to be correct, are not guaranteed and intending purchasers must satisfy themselves as to the accuracy of the information and measurements contained herein.