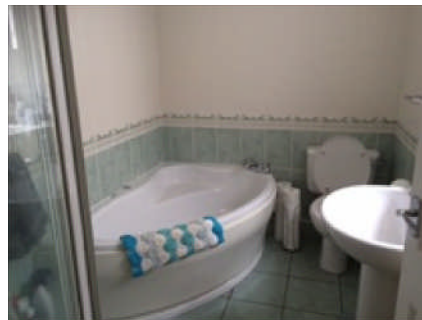


# Stevenson & Johnstone

solicitors and estate agents

10 WAPPING LANE Langholm



**Sandstone built and rendered end terraced 2 bedroomed dwellinghouse situated close to the Market Place in Langholm. The property benefits from full double glazing, gas central heating and a wood burning stove in the living room and is ideally located for all local amenities. To the rear is good sized fully enclosed yard. EPC = D.**

**Price Region £88,000.00**

## Features

**Entrance Hall. Living Room. Kitchen. 2 Double Bedrooms. Bathroom. Gas Central Heating. Wood Burning Stove. Full Double Glazing. Rear Yard.**

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

Tel: 013873 80482  
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## Entrance Hall:-

Cupboard housing electric meter. Coat hanging facilities. Central heating thermostat. Doors to kitchen, bathroom and living room. Stairs to 1st floor landing.

## Living Room: 12' 6" x 14' 6" (3.80 x 4.40)

Wood burning stove set in stone fireplace and hearth. Shelves and cupboards below to one side. Double glazed windows to front and rear. Door to rear hall. Radiator. Telephone point. 2 double sockets. 1 single socket.



## Rear Hall:-

Storage cupboard with louvre doors. Tiles to floor. Upvc door to rear yard. Open through to kitchen.

## Kitchen: 11' 4" x 10' 6" (3.45 x 3.20)

Fitted floor and wall units. One and half stainless steel sink and drainer with mixer tap. Large double glazed window to rear yard. Built-in double oven. Separate ceramic hob. Cooker hood. Plumbed for washing machine and dishwasher. Tiles to floor. Radiator. 3 double sockets. 2 single sockets. Cooker point. Down lights to ceiling.



## Bathroom: 5' 8" x 8' 2" (1.75 x 2.50)

Wash hand basin. W.C. Corner bath. Separate corner shower cubicle with mains powered shower system. Full tiles to walls and floor. Frosted double glazed window to front. Radiator.



## 1st Floor Landing:-

Double glazed window to rear. Doors to bedrooms.

## Bedroom 1: 14' 9" x 12' 8" (4.50 x 3.90)

Double glazed windows to front and rear. Radiator. built-in storage cupboard with shelves and housing gas combi boiler. 3 double sockets. Telephone point. T.V. point.



## Bedroom 2: 12' 6" x 14' 9" (3.80 x 4.50)

Double glazed windows to front and rear. 2 radiators. 3 double sockets. T.V. point.

## Yard:-

Fully enclosed rear yard accessed by a shared side land. Raised flower bed. Wood store. Drying area.



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## General

### Address:

10 WAPPING LANE  
Langholm  
Dumfries & Galloway  
DG13 0JE

### Amenities:

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

### Extras:

All blinds, carpets and floor coverings are included in the sale price together with the oven, hob and cooker hood in the kitchen.

### Council Tax:

Valuation Band B.

### Entry:

By arrangement

### Price:

£88,000.00

### 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.