

Stevenson & Johnstone

solicitors and estate agents

124 HIGH STREET Langholm



Bright and spacious 3 bedroomed mid terraced first floor flat situated on the High Street in the popular town of Langholm. The property benefits from full double glazing and gas central heating throughout. Modern fitted kitchen with centre island and stone feature to walls. To the rear is a large communal drying green and storage sheds. EPC = C.

Price Region £90,000.00

Features

Entrance Hall. Cloak /Utility Room. Kitchen. Living Room. 3 Bedrooms. Bathroom. Toilet. Gas Central Heating. Full Double Glazing. Communal Garden and Storage Sheds.

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

Tel: 013873 80482
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Website: www.sandjlangholm.co.uk

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Entrance Hall:-

Door to entrance hall. Small cupboard housing electric meter. Radiator. Door to cloak/utility room. Door to kitchen.



Cloak/Utility Room:-

Fitted floor cupboards and work top. Radiator. 1 double sockets. Washing machine. Freezer.

Kitchen: 14' x 15' 3" (4.25 x 4.65)

Fitted modern kitchen. Centre island with breakfast bar area, cupboards and integrated fridge. Slot-in electric Stoves cooker. Cooker hood. Stone feature to walls. Stainless steel sink and drainer set into stone wall with tiled splashback and down light. Radiator. Part tiles to walls. Cupboard housing combi-boiler. Glass tile features allowing light through to living room. 5 double sockets. 1 single socket. Cooker point. Doors to living room and inter hallway.



Living Room: 19' 5" x 12' 8" (5.90 x 3.85)

Living flame gas fire set on marble hearth with wood mantle. T.V. point. Two radiators. Two double glazed windows to rear garden. Telephone point. 5 double sockets.



Inner Hall:-

Radiator. 1 single socket.

Bedroom 1: 12' 9" x 11' 5" (3.90 x 3.50)

Radiator. Double glazed window to garden. 2 double sockets.



Bedroom 2: 11' 5" x 10' 7" (3.45 x 3.20)

Built-in double wardrobe. Radiator. Double glazed window to front. 3 double sockets.

Bedroom 3: 12' 9" x 8' (3.90 x 2.45)

Radiator. Telephone socket. 2 double sockets. Double glazed window to rear garden.

Toilet:-

W.C. Wood flooring. Extractor fan. Display shelf.

Bathroom: 11' 5" x 6' 8" overall (3.45 x 2.00)

Wash hand basin. Bath. Shower cubicle with electric shower system. Part tiles to walls. Wood floor. Radiator. Shaver point. Storage cupboards. Double glazed window to front.



Outside:-

To the rear of the property is a communal garden and drying area with storage sheds.

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General

Address:

124 HIGH STREET
Langholm
Dumfries & Galloway
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Amenities:

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

Extras:

All blinds, carpets and floor coverings throughout the property are included in the sale price together with the cooker and fridge in the kitchen and the freezer and washing machine in the utility room.

Council Tax:

Valuation Band A.

Entry:

By arrangement

Price:

£90,000.00

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.

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