

Stevenson & Johnstone

solicitors and estate agents

12 DOUGLAS SQUARE Newcastleton



Traditional stone built mid-terraced 3 bedroomed dwellinghouse situated in the centre of the popular market village of Newcastleton. The property requires some refurbishment and boasts spacious accommodation over two floors with 2 reception rooms, kitchen/dining room and 3 bedrooms. To the rear there is a fully enclosed garden with patio, lawn, vegetable plot and 2 storage sheds. EPC = D

Offers Over £130,000.00

Features

Entrance Hall. Living Room. Sitting Room. Dining/Kitchen. Bathroom. Study. 3 Bedrooms. Oil Fired Central Heating. Partial Double Glazing. Garden. Coal Shed. Storage Shed.

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

Stevenson & Johnstone

solicitors and estate agents

Entrance Hall:-

Hard wood entrance door. 2 x radiators. Coat hanging facilities. Under stair storage cupboard. Telephone socket. 1 double socket. Dark wood panelling to part walls. Dark wood spindle staircase to 1st floor landing. Doors to living room, sitting room and kitchen.



Sitting Room: 14' 8" x 13' 7" (4.45 x 4.15)

Open fire set in tiled hearth and surround. Large window to front. Radiator. 3 double sockets.

Living Room: 11' 7" x 11' 9" (3.50 x 3.55)

Open fire set in stone hearth and tiled surround. Radiator. Double glazed window to rear. Built-in cupboards housing water tank. Television point. 3 double sockets. Door to boiler room:- free standing heating boiler. Shelves. Small window to rear.



Dining/Kitchen: 17' 2" x 11' 7" overall (5.25 x 3.50)

Fitted floor and wall units. One and half stainless steel sink and drainer. Part tiles to walls. Plumbed for washing machine. Built-in oven, hob and cooker hood. 5 double sockets. Breakfast bar. Radiator. Two double glazed windows to rear garden. Door to rear.



First Floor Landing:-

Concealed storage area. Access to loft space.

Bathroom: 7' 3" x 6' 4" (2.20 x 1.95)

Wash hand basin. W.C. Bath. Part tiles to walls. 2 x double glazed windows to rear. Radiator. Access to loft space.

Bedroom 1: 9' 6" x 9' 2" overall (2.90 x 2.80)

Radiator. Window to front. 1 double socket. Television point.



Bedroom 2: 9' 8" x 14' 10" (2.95 x 4.50)

Large window to front. Radiator. Built-in wardrobes, drawers and vanity unit. Matching dresser. 1 double socket.

Bedroom 3: 12' 6" x 8' 6" (3.80 x 2.60)

Double glazed window to rear. 1 double socket. Radiator.

Study/Boxroom: 8' 9" x 5' 6" (2.65 x 1.65)

Double glazed window to rear. 1 double socket. Radiator.

Outside:-

Fully enclosed garden with access to rear lane. Paved patio area. Lawn and vegetable plot. Outdoor water tap. Oil tank. Coal shed. Large brick built storage shed.



Stevenson & Johnstone

solicitors and estate agents

General

Address:

12 DOUGLAS SQUARE
Newcastleton
Borders
TD9 0QD

Amenities:

Mains water, electricity and drainage. Oil fired central heating. Partial double glazing.

Extras:

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

Council Tax:

Valuation Band C.

Entry:

By arrangement

Price:

Offers Over £130,000.00

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.