

Stevenson & Johnstone

solicitors and estate agents

12 HIGH STREET Langholm



Well presented semi-detached 3 bedroomed family dwellinghouse situated in a central location in the Borders town of Langholm. The property is well maintained and boasts traditional features with ceiling cornice and original working window shutters in every room. Full gas central heating. Mature garden and storage shed to the rear. EPC = E.

Fixed Price £149,500.00

Features

Entrance Hall. Living/Kitchen. Utility Room. Office/Study. Shower Room. 3 Double Bedrooms (1 en-suite). Family Bathroom. Mature Garden. Storage Shed. Gas Central Heating.

Property Shop
38 High Street
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Entrance Hall:-

Solid wood and glass panelled entrance door to front hall. Tiles and wood flooring. Radiator. 1 double socket. Door to living room. Door through to rear hall.

Rear Hall: -

Coat hanging facilities. Radiator. Telephone point. 1 double socket. Door to kitchen. Stairs to basement. Stairs to 1st floor landing.

Living Room/Kitchen: 25' 1" x 12' 5" (7.65 x 3.80)

Living area to the front of the property. Feature fireplace with tiled hearth, wood surround and electric fire inset. Gas fire point. Shelves recess with cupboard below housing gas meter. Sash window to front with working shutters. Cornice to ceiling. Carpet. 2 double sockets. 1 single socket. Radiator. T.V. point. Kitchen area has tiles to floor. Modern fitted floor and wall units. Tiled splash backs. Corner bowl sink and mixer tap. 5 ring gas hob. Cooker hood. Eye level oven and microwave. Integrated fridge/freezer, dishwasher and wine cooler. 1 double socket. 1 single socket. Several hidden sockets. Cooker point. Radiator. Cupboard housing electric meter. Sash window to rear garden. Door to rear hall.



Basement:-

Tiled floor. Doors to shower room and utility room. Solid wood door to rear garden.



Shower Room:-

W.C. Wash hand basin. Quadrant shower cubicle with mains powered shower and respotex to walls. Extractor fan.

Utility Room: 8' 7" x 12' 6" (2.60 x 3.80)

Plumbed for washing machine. Radiator. Tiled floor. Gas combi boiler. Storage cupboards. Sash window to rear garden. Door to Office.



Office: 9' 6" x 9' 5" (2.90 x 2.90)

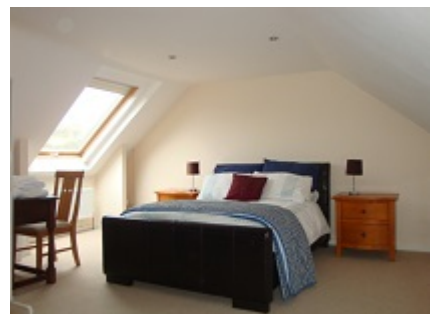
Built-in shelved storage cupboards. Radiator. Down lights to ceiling. Tiled floor. 2 double sockets.

First Floor Landing:-

Sash window to the rear. Wrought iron spindles and wooden bannister. Radiator. 1 single socket.

Bathroom: 6' 5" x 7' 7" (1.95 x 2.30)

Fully tiled bathroom. W.C. Wash hand basin. Bath. Electric shower over with shower screen. White ladder style radiator. Shaver point.



Master Bedroom: 13' 1" x 13' 2" (3.95 x 3.95)

Spacious room with sash window to front. Shelves recess. 4 double sockets. 1 single socket. T.V. point. Door to en-suite shower room.

En-suite Shower Room:-

Quadrant shower cubicle with mains powered shower system. Respotex to shower walls. Full Tiles to remaining walls and floor. Radiator. W.C. Wash hand basin in vanity unit. Extractor fan. Sash window to front.

Bedroom 2: 11' 9" x 9' 7" (3.60 x 2.90)

Sash window to rear overlooking the river. Radiator. Shelves recess. 2 double sockets. 2 single sockets. T.V. point.

Attic Bedroom: 16' 7" x 15' 9" (5.05 x 4.80)

Bright spacious room. Large velux window with blind overlooking the river. Down lights to ceiling. Various under eaves shelved storage cupboards with power sockets. Radiator. Coombed ceiling.

Outside:-

To the rear of the property is a good sized mature garden. BBQ area at rear door with path leading down the side of a lawn area edged with shrub borders. Patio overlooking the River Esk. Timber storage shed.



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General

Address:

12 HIGH STREET
Langholm
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Amenities:

Mains water, electricity, gas and drainage. Gas central heating. T.V. and Telephone connection.

Extras:

All blinds, curtains, light fittings, carpets and floor coverings are included in the sale price together with the built-in hob, ovens, cooker hood, fridge/freezer, dishwasher and wine cooler in the kitchen.

Council Tax:

Valuation Band D.

Entry:

By arrangement

Price:

£149,500.00

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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