

# Stevenson & Johnstone

solicitors and estate agents

12 LANGHOLM STREET Newcastleton



Situated in the popular rural village of Newcastleton this newly built 3 bedrooed semi-detached dwellinghouse is set on the edge of the village within easy reach of all local amenities and well positioned for access to the surrounding countryside. The property has spacious accommodation and is finished to a very high standard with solid oak wood doors, facings and skirtings throughout. Conservatory to the rear with French doors to patio area. EPC = C

**Offers Over £175,000.00**

## Features

Vestibule. Hallway. Living Room. Dining/Kitchen. Utility Room. Toilet. Conservatory. 3 Bedrooms (1 en-suite). Family Bathroom. Separate Garage. Patio Area. Oil Fired Central Heating. Full Double Glazing. LPG Supply.

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## Entrance Vestibule:-

Upvc entrance door. Radiator. Window. 1 double socket. Upvc door and side panel to hallway.



## Hallway:-

Radiator. 1 double socket. Central heating thermostat. Staircase with wood spindles and banister to 1st floor landing.

## Lounge: 13' 2" x 13' 1" (4.05 x 4.05)

Wall mounted contemporary style electric fire. Large window to front. 6 double sockets. T.V. socket. Telephone point. Radiator.



## Dining/Kitchen: 15' 5" x 15' 4" overall (4.70 x 4.70)

White fitted kitchen. Fitted floor and wall units. Gas hob and oven. Cooker hood. Integrated dishwasher and fridge/freezer. One and a half stainless steel sink and drainer. Large under stairs storage cupboard. Under floor heating. 6 double sockets. 2 single sockets. Cooker point. 2 x TV sockets. Spotlights to ceiling. Window to conservatory. Door to utility room.



## Utility Room: 7' 3" x 4' 4" (2.20 x 1.30)

Stainless steel sink and drainer set in base unit with work top. Wall cupboards. Worcester Greenstar Central heating boiler. Radiator. 2 double sockets. 1 single socket. Extractor fan.

## Rear Hall & Toilet:-

Radiator. 1 double socket. Electric fuse box. Door to toilet. Wash hand basin. Radiator. 1 single socket. Obscure window to rear.



## Conservatory: 14' 4" x 9' 3" (4.35 x 2.80)

Fully double glazed conservatory with French doors leading to patio. Radiator. 3 double sockets. T.V. socket. Wall lights.

## First Floor Landing:-

Wood spindle balustrade and banister. 2 double sockets. Radiator. Access to floored loft space via a pull down ladder.

## Master Bedroom: 11' 2" x 12' 2" (3.42 x 3.75)

Radiator. Window to front. 5 double sockets. 1 single socket. 3 T.V. points. Telephone socket. Built-in wardrobes. Door to en-suite shower room.



## En-suite Shower Room:-

Shower unit with mains powered shower system. Respotex to two walls. Wash hand basin. W.C. Chrome ladder radiator. Extractor fan. Mirrored bathroom cabinet with light and shaver point.

**Bedroom 2: 9' 0" x 11' 5" (2.90 x 3.50)**

Radiator. Window to rear. 5 double sockets. 1 single socket. 3 T.V. points. Telephone socket.

**Bedroom 3: 10' 3" x 11' 5" (3.10 x 3.50)**

Radiator. 5 double sockets. 2 T.V. points. Telephone socket. Window to rear.

**Family Bathroom: 7' 7" x 5" (2.30 x 2.00)**

D shaped bath with mains powered shower over. Bath screen. Wash hand basin. W.C. Window to front. Chrome ladder radiator. Respotex to walls. Free standing storage unit. Mirrored cupboard with light and shaver point.

**Outside:-**

To the front is a paved area with paved pathway around the side and to the rear. Oil tank. L.G connection. Garage with power up and over door to front and further door to the side access by a side lane.

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## General

### Address:

12 LANGHOLM STREET  
Newcastleton  
Borders  
TD9 0QX

### Amenities:

Mains electricity, water and drainage. Oil fired central heating. LPG supply. Full double glazing. Patio Area. Garage.

### Extras:

All light fittings throughout the property are included in the sale price together with the oven, hob, cooker hood, fridge/freezer and dishwasher in the kitchen.

### Council Tax:

Valuation Band E.

### Entry:

By arrangement

### Price:

Offers Over £175,000.00

### 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.