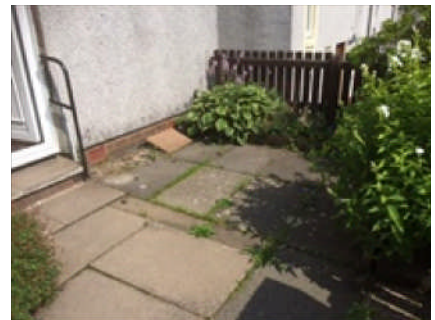


Stevenson & Johnstone

solicitors and estate agents

14 MEIKLEHOLM BRAE Langholm



Well maintained 2 bedroomed link house situated on the outskirts of town with immediate access to the countryside and its many walks. The property has full double glazing and gas central heating throughout. To the rear is a fully enclosed garden with timber storage shed. EPC = D.

Offers Over £80,000.00

Features

Vestibule. Hallway. Livingroom. Dining/Kitchen. Rear Hall. 2 Bedrooms. Bathroom. Full Double Glazing. Gas Central Heating. Garden. 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

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Entrance Vestibule:-

Upvc door to vestibule. Cupboard housing electric meter. Coat hanging facilities. Wood/glass panelled door to hallway.

Hallway:-

Walk-in storage cupboard. Central heating thermostat. Radiator. Stairs to 1st floor landing.

Living Room: 12' 7" x 9' 6" (3.85 x 2.90)

Double glazed window to rear. Radiator. 2 double sockets. 1 single socket. Telephone socket. T.V. point.

Dining/Kitchen: 19' 6" x 7' 7" (5.95 x 2.30)

Fitted floor and wall units. Stainless steel sink and drainer. Ceramic hob and oven. Cooker hood. Integrated fridge. Washing machine. Tiled splash backs. Breakfast bar. Large built-in storage cupboard. Radiator. Double glazed windows to front and rear. 4 single sockets. 2 double sockets. Telephone socket.

Rear Hall:-

Door to garden.

First Floor Landing:-

Double glazed window. 1 single socket. Two shelved cupboards one housing gas combi boiler. Access to partially floored attic.

Bedroom 1: 13' x 11' 2" overall (3.95 x 3.40)

Built-in cupboard with hanging space. Wood dado rail. Radiator. Double glazed window to rear. 2 single sockets.

Bedroom 2: 9' 8" x 13' 1" overall (2.95 x 3.95)

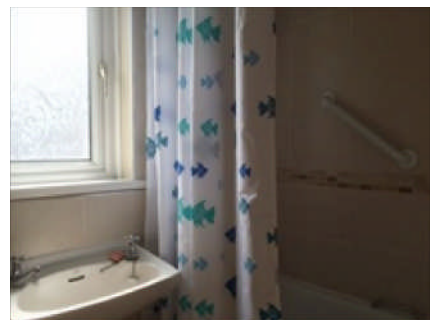
Built-in wardrobe with sliding glass doors. Built-in cupboard with hanging space. Radiator. 2 single sockets. Double glazed window to rear.

Bathroom: 6' 6" x 6' (2.00 x 1.80)

W.C. Wash hand basin. Bath with electric shower over. Radiator. Double glazed window to front.

Garden:-

Enclosed front garden paved and edged with flower beds. To the rear is a fully enclosed garden, lawn, patio and timber storage shed. Gate to rear lane. Gate to side lane.



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General

Address:

14 MEIKLEHOLM BRAE
Langholm
Dumfries & Galloway
DG13 0PP

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 hob, oven, cooker hood, washing machine and fridge in the kitchen.

Council Tax:

Valuation Band B.

Entry:

By arrangement

Price:

Offers Over £80,000.00

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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