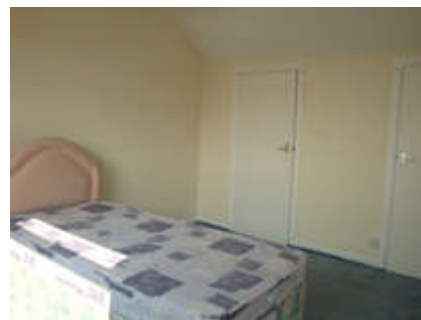


Stevenson & Johnstone

solicitors and estate agents

14A MEIKLEHOLM Langholm



First and second floor flatted dwellinghouse situated in a quiet cul-de-sac on the outskirts of Langholm. The property is in sound condition and has full double glazing throughout. This property would be ideal for the letting market or a first time buyer. EPC = E.

Offers Over £42,000.00

Features

Entrance. Living Room. Kitchen. 1 Bedroom. Bathroom. Double Glazing.

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:-

Entrance door. Communal staircase to 1st floor landing. Door to entrance hallway.

Hallway:-

Coat hanging facilities. Stairs to 2nd floor landing. Wood/glass panelled door to living room.

Living Room: 13' 4" x 13' 3" overall (4.05 x 4.03)

Electric fire set in tiled hearth with timber surround. Display recess with cupboards below. Double glazed window to rear. Telephone socket. Television point. 2 double sockets. Door to kitchen.

Kitchen: 9' 1" x 9' 11" (2.75 x 3.05)

Fitted floor and wall units. Stainless steel sink and drainer. Plumbed for washing machine. Cooker point. 3 single sockets. 1 double socket. Electric meter. Part tiles to walls. Double glazed window to front. Hot water heater switch. Washing machine. Slot-in cooker.

Bathroom: 10' 8" x 4' 9" (3.25 x 1.45)

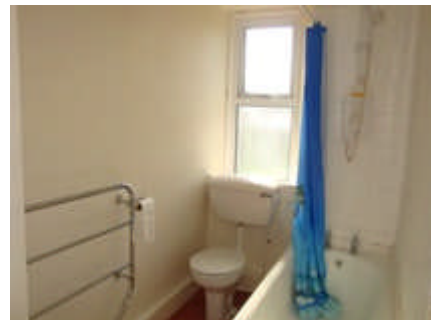
Wash hand basin. Bath with electric shower over. W.C. Shaver point. Part tiles to bath and sink wall. Wall mounted fan heater. Heated towel rail. Double glazed window to front.

Second Floor Landing:-

Double glazed window to front.

Bedroom: 11' 11" x 9' 6" (3.65 x 2.80)

Two built-in storage cupboards. 2 single sockets. Double glazed window to front.



Stevenson & Johnstone

solicitors and estate agents

General

Address:

14A MEIKLEHOLM
Langholm
Dumfries & Galloway
DG13 0BJ

Amenities:

Mains water, electricity and drainage. Double glazing.

Extras:

All carpets, floor coverings, curtains and blinds throughout the property are included in the sale price.

Council Tax:

Valuation Band A.

Entry:

By arrangement

Price:

Offers Over £42,000.00

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.

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