

Stevenson & Johnstone

solicitors and estate agents

17A ESKDAILL STREET Langholm



Well presented 2 bedroomed first and second floor flat situated within the New Town with easy access to the schools and all other local amenities. The property has full double glazing and gas central heating throughout. Modern fitted kitchen to the rear with steps leading down to a well maintained garden and patio area. EPC = E

Offers Over £72,000.00

Features

Communal Entrance. Hallway. Living Room. Kitchen. Double Bedroom. Large Attic Bedroom. Bathroom. Full Double Glazing. Gas Central Heating. Rear Garden and Patio Area.

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

Communal Entrance:-

Solid wood entrance door. Wood/glass panelled door leads upstairs to first floor landing. Electric meter.

Hallway:-

Doors to living room, bedroom and bathroom. Small cupboard housing electric fusebox.



Living Room: 19' 9" x 10' 4" (6.02 x 3.14)

Living flame gas fire set in marble hearth with wood surround and mantle. Radiator. 2 x double glazed windows to rear. Pine panelled staircase to attic room. Under stairs storage cupboards. Telephone point. T.V. socket. Door to kitchen.



Kitchen: 13' 2" x 8' (4.02 x 2.44)

Fitted floor and wall units. Stainless steel sink and drainer. 3 double glazed windows to rear. Tiled splashback. Wood panelling to ceiling. Plumbed for washing machine. Radiator. Wood/glass panelled door to rear porch.

Rear Porch:-

Wood framed porch with steps down to garden.



Bathroom: 7' 5" x 7' 3" (2.25 x 2.22)

Wash hand basin. W.C. Bath. Part tiles to walls. Wood panelled ceiling. Bathroom cabinet. Chrome ladder style radiator. Obscure double glazed window to front.

Bedroom 1: 12' 1" x 10' 11" (3.69 x 3.34)

Fitted pine panelled wardrobes with top box storage to one wall. Shower cubicle with electric shower system, tiles to walls and extractor fan. Wall mounted gas fired combi boiler. Radiator. Double glazed window to front.



Attic Bedroom: 16' 10" x 10' 3" (5.14 x 3.13)

Large double glazed velux window. Under eaves storage cupboards. Radiator. Down lights. Telephone point.

Outside:-

Patio area. Outhouse with power point. Gravelled path leads to garden area mainly in lawn. Shrub beds. Paved patio area. Path leads up to gate with access onto Jimmy's Brae.

Stevenson & Johnstone

solicitors and estate agents

General

Address:

17A ESKDAILL STREET
Langholm
Dumfries & Galloway
DG13 0BG

Amenities:

Mains water, electricity, gas and drainage. Full double glazing. Gas central heating.

Extras:

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

Council Tax:

Valuation Band A.

Entry:

By arrangement

Price:

Offers Over £72,000.00

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