

Stevenson & Johnstone

solicitors and estate agents

1 ESK PLACE Langholm



Upper terrace corner flat boasting spacious family accommodation situated close to the town centre, schools and all other local amenities. The property offers well proportioned rooms and benefits from double glazing and gas central heating throughout. Garden area available for rent subject to Buccleuch Estates approval. EPC = D.

Offers Over £110,000.00

Features

Hallway. Living Room. Dining Room. Kitchen. Bathroom. 4 Bedrooms (1 en-suite). Boxroom. Double Glazing. Gas Central Heating. Shared Drying Green.

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 Hall:-

Upvc entrance door. Storage cupboard housing electric and gas meters. 1 single socket. Stairs to 1st floor landing.

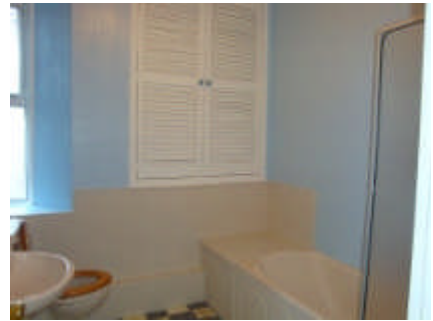
First

Area at top of stairs housing gas central heating boiler. Window to rear. Hallway with cloak cupboards. Radiator. Telephone point. 2 single sockets. Stairs to 2nd floor landing.



Living Room: 14' 10" x 13' 9" (4.25 x 4.20)

Bright corner living room with 1 window to the front and 1 window to the side. Picture rail, cornice and ceiling rose. 2 radiators. 4 double sockets. 1 single socket.



Dining Room: 12' 9" x 12' (3.85 x 3.65)

Shelved storage cupboard. Picture rail and cornice. Radiator. 2 single sockets. Serving hatch through to kitchen.

Kitchen: 13' 8" x 8' 9" (4.20 x 2.65)

Fitted floor and wall units. Composite one and half sink and drainer. Tiled splash backs. Electric and gas cooker points. Fitted electric hob and oven. Dishwasher. Integrated fridge. Plumbed for washing machine. Radiator. Immersion heater. Breakfast bar. 3 double sockets. 1 single socket. Window to rear.



Bathroom:-

Bath with Mira electric shower system over. W.C. Wash hand basin. Tiled walls. Pine panelled ceiling. Airing cupboard housing water tank. Shaver point.

Bedroom 1: 15' 1" x 11' 10" (4.60 x 3.35)

Radiator. 1 double socket. 1 single socket. Wash hand basin in vanity unit. window to side.

Bedroom 2: 13' 3" x 8' 3" (4.05 x 2.55)

Radiator. 3 single sockets. Window to side.

2nd Floor Landing:-

Skylight window. Radiator. 1 single socket.

Bedroom 3: 20' x 12' 5" overall (6.10 x 3.80)

Dormer window. Fitted shelves. Radiator. 3 single sockets.

Bedroom 4: 16' 2" x 14' 9" overall (4.95 x 4.50)

Dormer window. Radiator. 2 single sockets. Door leading to en-suite shower room.

Shower Room: 14' 4" x 9' 3" overall (4.35 x 2.80)

Shower cubicle with electric shower system. Wash hand basin. W.C.
Storage cupboard. Cupboard housing water tanks. Velux window.
Door leading to box room.

Boxroom: 9' x 6' 1" overall (2.75 x 1.85)

Roof window. 2 storage cupboards with roof space.

Outside:-

Communal drying green to the rear on the Riverside. Garden ground available to rent subject to Buccleuch Estates approval.

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General

Address:

1 ESK PLACE
Langholm
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Amenities:

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

Extras:

All blinds, carpets and floor coverings throughout the property are included in the sale price together with the wardrobes in bedroom 1.

Council Tax:

Valuation Band C.

Entry:

By arrangement

Price:

Offers Over £110,000.00

Viewing:

By arrangement with the selling agents Stevenson & Johnstone (Tel: 013873 80482) or Mr. & Mrs. Wright (Tel: 013873 80374).

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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