

# Stevenson & Johnstone

solicitors and estate agents

**1 GEORGE STREET Langholm**



**Stone built 2 bedroomed mid terrace dwellinghouse situated just off the High Street yet in a private and peaceful location. The property has a good sized garden to the rear with off street parking and a large garage/workshop. Full gas central heating and double glazing throughout. EPC =**

**Offers Over £110,000.00**

## **Features**

**Entrance Hall. Living Room. Kitchen. 2 Bedrooms. Bathroom. Floored Attic. Gas Central Heating. Double Glazing. Garden. Off Street Parking. Large Garage/Workshop.**

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Property Shop  
38 High Street  
Langholm  
Dumfries & Galloway  
DG13 0JH

Tel: 013873 80482  
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## Entrance Hallway:-

Double glazed entrance door to hallway. Cupboard housing electric meter. Under stairs storage cupboard. 1 single socket. Double glazed window to front. Oak panelled door to living room. Radiator.

## Living Room: 16' 4" x 14' 1" (4.95 x 4.30)

Two double glazed windows to front. 1 double glazed window to rear. Cupboard with louvre doors housing gas boiler. 2 radiators. 2 double sockets. 2 single sockets. T.V. point. Telephone socket.



## Kitchen: 7' 8" x 9' 1" (2.35 x 2.75)

Fitted floor units. Stainless steel sink and drainer. Double glazed window to rear garden. Upvc door to rear garden. 3 double sockets. 2 single sockets. Cooker point. Plumbed for washing machine.



## First Floor Landing:-

Double glazed window to front. 1 single socket. Access to floored attic with pull down ladder.

## Bedroom 1: 10' 3" x 16' 5" (3.10 x 5.00)

Double glazed windows to front and rear. Radiator. 2 single sockets. 1 double socket.

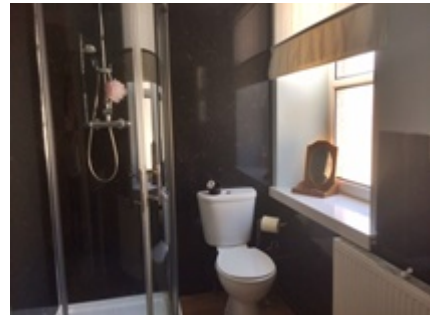


## Bedroom 2: 11' 10" x 7' 4" (3.60 x 2.20)

Double glazed window to side. Radiator. 1 double socket. 1 single socket.

## Shower Room: 5' 4" x 8' 2" (1.60 x 2.50)

Wash hand basin. W.C. Corner shower unit with mains powered shower system. Respotex to walls. Down lights to ceiling. Opaque double glazed window to front.



## Outside:-

To the rear is a fully enclosed paved garden area. Further gravelled parking area and a large corrugated garage/workshop.

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## General

**Address:**

1 GEORGE STREET  
Langholm  
Dumfries & Galloway  
DG13 0AE

**Amenities:**

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

**Extras:**

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

**Council Tax:**

Valuation Band B.

**Entry:**

By arrangement

**Price:**

Offers Over £110,000.00

**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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