

Stevenson & Johnstone

solicitors and estate agents

20 JOHN STREET Langholm



Mid terrace 2 bedroomed dwellinghouse situated within easy walking distance of the High Street in Langholm where all local amenities can be found. The property benefits from full double glazing and gas central heating throughout. To the rear is a fully enclosed yard. EPC = E.

Price Region £80,000.00

Features

Entrance Hall. Living Room. Kitchen. 2 Bedrooms. Bathroom. Full Double Glazing. Gas Central Heating. Rear Yard.

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

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Entrance:-

Upvc entrance door to hallway. Wall mounted electric meter and fuse box. Original wood door to living room. Stairs to first floor landing.

Living Room: 17' x 12' 2" overall (5.18 x 3.73)

Open fire set in tiled hearth with wood surround and mantle. Connection for gas fire. Display shelf and cupboards to side of fireplace. Double glazed window to front. Radiator. 1 double socket. 1 single socket. T.V. point. Telephone socket. Original wood door to kitchen.



Kitchen: 11' 1" x 12' 9" (3.35 x 3.88)

Fitted floor and wall units. One and half composite sink and drainer. Zanussi oven and gas hob. Cooker hood. Washing machine. Fridge/freezer. Tiled splashbacks. Wall mounted gas combi boiler. Radiator. Two double glazed windows to rear yard. Double glazed door to rear yard. 3 double sockets. 1 single socket.



First Floor Landing:-

Skylight. Doors to 2 bedrooms and a bathroom.

Bedroom 1: 11' x 11' 3" (3.35 x 3.42)

Wood/glass panelled door. Two steps down into rear bedroom. Open fire set in tiled hearth. Radiator. Double glazed window to rear. T.V. point. 2 double sockets. 1 single socket.



Bedroom 2: 11' 7" x 8' 2" (3.50 x 2.50)

Original wood door. Open fire set in traditional wrought iron fireplace. Original wood floor. Walk-in wardrobe with shelves and rails. 2 double sockets. 1 single socket. T.V. point. Double glazed window to front. Radiator.



Bathroom: 5' 4" x 6' 4" (1.60 x 1.90)

Original wood door. Wash hand basin. W.C. Bath with mains powered shower over. Radiator. Tiles to part walls. Extractor fan. Velux window.

Rear Yard:-

Fully enclosed yard with raised gravelled area for pots and shrubs.

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General

Address:

20 JOHN STREET
Langholm
Dumfries & Galloway
DG13 0AD

Amenities:

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

Extras:

All curtains, blinds, carpets and floor coverings throughout the property are included in the sale price together with the oven, hob, fridge/freezer and washing machine in the kitchen.

Council Tax:

Valuation band A.

Entry:

By arrangement

Price:

£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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