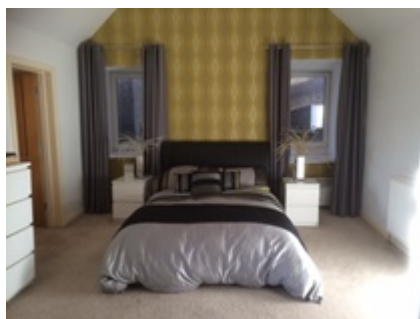


Stevenson & Johnstone

solicitors and estate agents

22 DROVE ROAD Langholm



Three bedroomed semi-detached dwellinghouse situated in an elevated position close to the town centre with gas central heating throughout and double glazing. There is a double garage with workshop below providing several options to extend the layout of the property (subject to planning consent) into a good sized family home or it could simply be utilised as a working from home area. To the rear is a garden, patio area and storage shed. EPC = E. For Sale £6,000 below Home Report value.

Price Region £139,000.00

Features

Entrance Hall. 3 Bedrooms. Living Room. Sitting Room/4th Bedroom. Bathroom. Kitchen. Double Garage. Workshop. Gas Central Heating. Mostly Double Glazed. Garden. Storage Shed.

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Entrance Hall:-

Upvc entrance door to carpeted hallway and stairs. Cupboard housing meter. Access to loft space. Double glazed window to rear. Stairs down to lower level.

Master Bedroom: 18' 5" x 12' 10" overall (5.60 x 3.85)

Two double glazed windows to side and one double glazed window to rear. Radiator. 4 double sockets. T.V. point. Door to bedroom 2.

Bedroom 2: 13' x 10' 5" (3.95 x 3.20)

Walk-in storage cupboard. Three steps up to bedroom 2. Two single glazed windows to rear. Radiator. Built-in cupboard. This room has potential to be an en-suite bathroom for the Master Bedroom (subject to planning consent).

Bedroom 3: 13' 10" x 12' 11" (4.20 x 3.95)

Double glazed window to rear. Radiator. 3 double sockets.

Inner Hallway:-

Radiator. 1 Double sockets. Central heating controls.

Sitting Room/4th Bedroom: 11' 10" x 8' 5" (3.60 x 2.55)

Built-in cupboards to one wall. Double glazed window to garden. Radiator. 3 double sockets.

Bathroom:-

Bath. Wash hand basin. W.C. Corner shower with respotex to walls and mains powered shower system. Tiles to part walls. Radiator. Opaque window to rear.

Living Room: 12' 2" x 11' 9" (3.70 x 3.60)

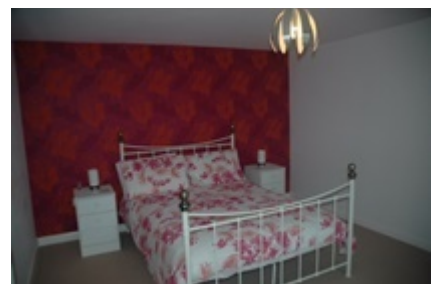
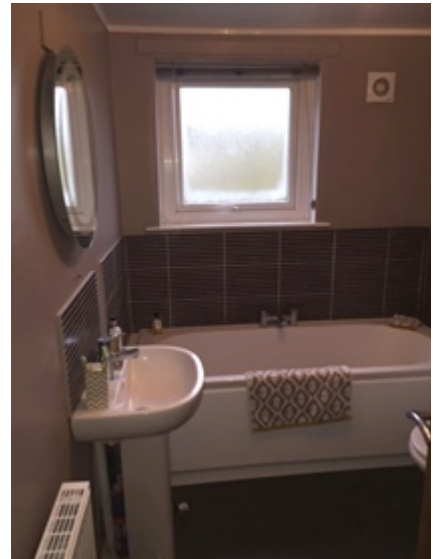
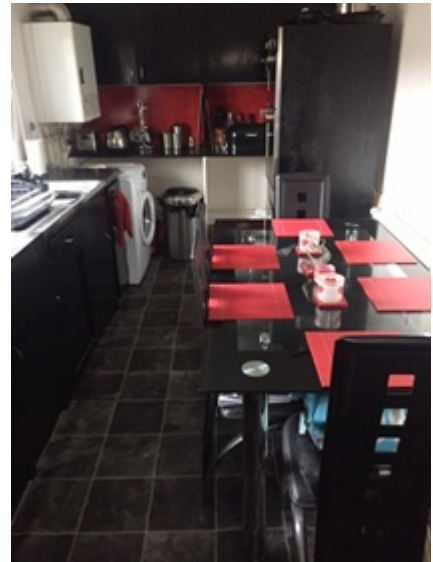
Glass panelled door to living room. Double glazed window to garden. Storage cupboard. 3 double sockets. Radiator. Door to kitchen.

Kitchen: 16' 3" x 7' 8" (4.95 x 2.35)

Fitted floor and wall units. Stainless steel sink and drainer. Double glazed window to side. Radiator. Plumbed for washing machine. Wall mounted Worcester combi gas boiler. 4 double sockets. Upvc door to rear garden.

Garage & Workshop:-

Double garage with up and over doors to the front. There is a workshop below with an entrance door to the side.



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General

Address:

22 DROVE ROAD
Langholm
Dumfries & Galloway
DG13 0JW

Amenities:

Mains water, electricity, gas and drainage. Gas central heating. Mostly double glazed.

Extras:

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

Council Tax:

Valuation Band C.

Entry:

By arrangement

Price:

£139,000.00

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
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Dumfries & Galloway
DG13 0JH

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