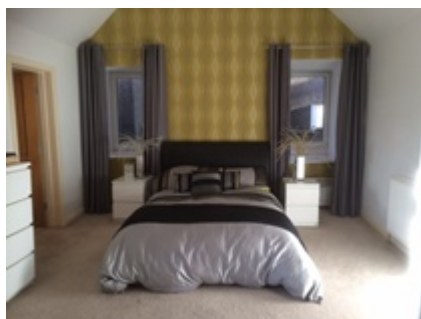


Stevenson & Johnstone

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.

Offers Over £145,000.00

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.

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 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)

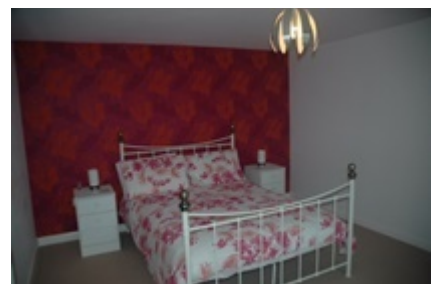
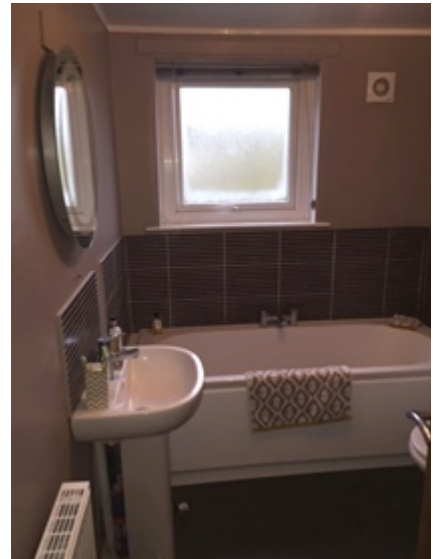
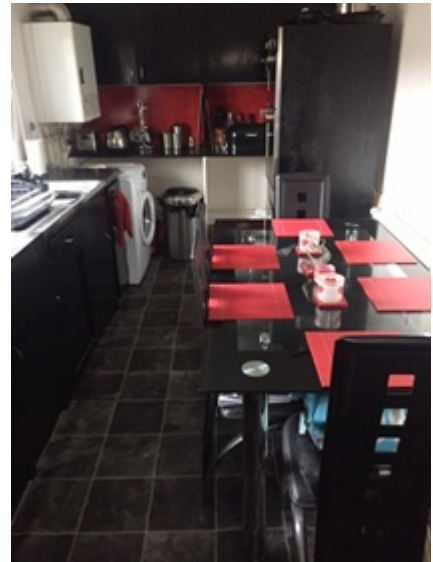
Glass panelled door to living room. Double glazed window to garden. Storage cupboard. 3 double sockets. Radiator. Door to kitchen.

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:

Offers Over £145,000.00

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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