

# Stevenson & Johnstone

solicitors and estate agents

26 CAROLINE STREET Langholm



Mid terrace 4 bedroomed family dwellinghouse situated in the new town with fine views overlooking the River Wauchope, Buccleuch Park and The Parish Church. The property benefits from full double glazing and gas central heating throughout. To the rear is a upvc porch, toilet and storage shed. Fully enclosed rear yard. EPC = F.

**Price Region £150,000.00**

## Features

**Entrance Hall. Living Room. Dining Room. Kitchen. Rear Porch. Toilet. 4 Bedrooms. Study. Bathroom. Storage Shed. Double Glazing. Gas Central Heating. Rear Yard.**

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

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## Entrance Hall:-

Double glazed entrance door to hallway. Double glazed window to front with cupboard below housing electric meter and fuse box. Wood flooring. Radiator. 1 single socket. 1 double socket. Telephone point. Understairs cupboard. Stairs to first floor.



## Living Room: 13' 5" x 12' 4" (4.10 x 3.75)

Living flame gas fire set in marble and tiled hearth. Painted wood paneling to fireplace wall. Large double glazed window overlooking the River and Parish Church. T.V. point. Radiator. 2 single sockets. 1 double socket. Wall lights. Central heating thermostat.



## Kitchen: 10' 9" x 10' 8" (3.25 x 3.25)

Fitted floor and wall units. One and half stainless sink and drainer. Zanussi ceramic oven, hob and cooker hood. Sanyo microwave. Whirlpool under counter fridge and freezer. Tiled splashbacks. Plumbed for washing machine. 3 double sockets. 1 single socket. Cooker point. Window to rear porch. Double glazed door to rear porch. Door to Dining Room.

## Dining Room: 9' 9" x 9' 9" (2.95 x 2.95)

Radiator. Double glazed window to rear yard. 2 single sockets.



## Porch: 10' 4" x 5' 10" (3.15 x 1.75)

Double glazed rear porch with polycarbonate roof. Radiator. Wood panelled interior. 2 double sockets. Double glazed door to rear yard. Double glazed door to toilet with wash hand basin. Electric wall heater. Painted panelled walls. Opaque double glazed window.

## First Floor Landing:-

Radiator. 1 single socket. Stairs to attic rooms.



## Bathroom: 7' 8" x 7' (2.35 x 2.15)

Bath. W.C. Wash hand basin. Shower cubicle with electric shower system and respotex to walls. Radiator. Wall heater. Two opaque double glazed windows to rear.

## Bedroom 1: 12' 3" x 11' 3" (3.75 x 3.40)

Radiator. Double glazed window to rear. 2 single sockets.



## Bedroom 2: 12' 4" x 10' 9" (3.75 x 3.25)

Fitted wardrobes and drawers to one wall. Radiator. Double glazed window overlooking the River and Church. 2 single sockets.

## Bedroom 3/Study: 7' 8" x 6' 2" (2.35 x 1.90)

Double glazed window to front. 1 single socket. Telephone point.

**Second Floor Landing:-**

Two large box rooms both with small velux windows. One with built in cupboards and shelves. Door to Bedroom 4.

**Bedroom 4: 14' x 10' 5" (4.25 x 3.20)**

Attic bedroom with double glazed dormer window overlooking the River, Church and Buccleuch Park. Two walk-in wardrobes with shelves. 1 double socket. 1 single socket.

**Outside:-**

Double glazed shelved storage shed with opaque window and door. Paved yard with raised flower beds. Clothes dryer.

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## General

### Address:

26 CAROLINE STREET  
Langholm  
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DG13 0AF

### Amenities:

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

### Extras:

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

### Council Tax:

Valuation Band C.

### Entry:

By arrangement

### Price:

£150,000.00

### 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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