

Stevenson & Johnstone

solicitors and estate agents

26 LANGHOLM STREET Newcastleton



Semi-detached single storey 3 bedroomed family dwellinghouse situated in the popular town of Newcastleton. The property has full double glazing and gas central heating throughout. To the rear is substantial ground with garage, off street parking and large outbuilding. There is potential for extending to the rear (subject to planning permission). EPC = F.

Price Region £145,000.00

Features

Entrance Hall. Living Room. Dining Room. Kitchen. Rear Hall. 3 Bedrooms. Bathroom. Garden. Garage. Outbuilding. Parking. Gas Central Heating. Full Double Glazing.

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

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Website: www.sandjlangholm.co.uk

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Entrance:-

Upvc entrance door. Wood panelling below dado height. Wall mounted electric meter. Tiles to floor. Glass door to dining room. Doors to bedroom and living room.

Living Room: 14' 4" x 14' 7" (5.45 x 5.50)

Open fire set in tiled hearth with wood mantle and brass fender. Two radiators. Double glazed window to front. T.V. point. Telephone socket. 8 double sockets. Door to kitchen.



Bedroom 1: 11' 6" x 14' 6" (4.40 x 5.50)

Double glazed window to front. Radiator. T.V. point. 4 double sockets. Fitted wardrobes and dresser. Ceiling light with fan attachment.



Dining Room: 9' 5" x 10' 10" (3.65 x 4.15)

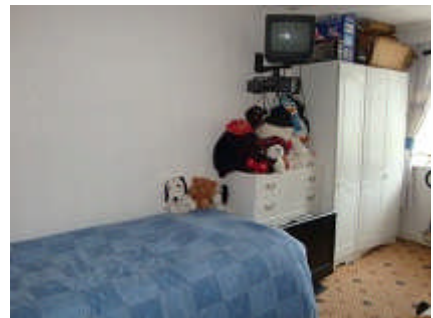
Laminate flooring. Radiator. 2 double sockets. Doorway to rear hall.

Rear Hall: -

Wood panelling below dado height. Part tiles part carpet to floor. Radiator. 1 single socket.

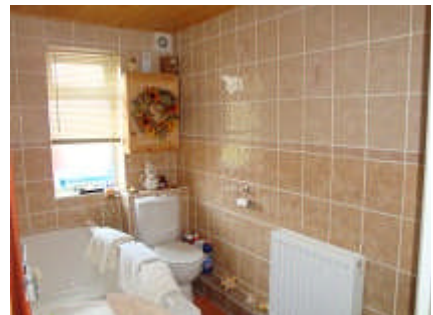
Kitchen: 14' 2" x 10' 8" (5.40 x 4.10)

Fitted floor and wall units. Tiled floor. Radiator. Sink and drainer. Double glazed windows to side and rear. Plumbed for washing machine. Wall mounted combi boiler. 5 double sockets. 1 single socket. Extractor fan.



Bathroom: 5' x 10' 10" (1.90 x 4.15)

Fully tiles to floor and walls. Wood panelled ceiling. Bath, wash hand basin and W.C. Separate shower cubicle with electric shower system. Radiator. Extractor fan. Down lights to ceiling.



Bedroom 2: 8' 9" x 10' 8" (3.35 x 4.10)

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

Bedroom 3: 7' 5" x 14' 1" (2.90 x 5.40)

Radiator. T.V. point. Double glazed window to rear. 2 double sockets.

Rear Vestibule:-

Coat hanging facilities. Tiles to floor. Upvc door to rear garden.

Outside:-

Block built outbuilding with corrugated roof. Lawn area. Mature shrubs. Concrete built garage. Off street parking. Patio area. Gate to side lane.



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General

Address:

26 LANGHOLM STREET
Newcastleton
Borders
TD9 0QX

Amenities:

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

Extras:

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

Council Tax:

Valuation Band B.

Entry:

By arrangement

Price:

£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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