

Stevenson & Johnstone

solicitors and estate agents

31 HENRY STREET Langholm



Well presented one bedroom ground floor flat with garden ground to the rear situated in the New Town area of Langholm within walking distance of all local amenities. The property benefits from full double glazing and gas central heating throughout. Garden ground, shed and off road parking to the rear. EPC = D.

Offers Over £60,000.00

Features

Entrance Hall. Living Room. Kitchen. Bedroom. Rear Hall. Shower Room. Double Glazing. Gas Central Heating. Garden. Storage Shed. Off Street Parking.

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 hallway. Carpet to floor. Radiator. Coat hanging facilities. Smoke alarm. Door to livingroom and bedroom.

Living Room: 14' 3" x 13' 1" (4.35 x 4.00)

Tiled fireplace with wood mantle and surround. Electric stove effect fire. Connection for gas fire if required. Carpet to floor. Radiator. Double glazed window to front.. T.V. socket. Telephone point. 4 single sockets. Shelved cupboard housing gas meter. Door to kitchen.



Kitchen: 9' 1" x 12' 10" (2.75 x 3.90)

Fitted floor and wall units. Tiled splash backs. Stainless steel sink and drainer. Pine panel ceiling. Electric hob and oven. Cooker hood. Plumbed for washing machine. Vinyl to floor. Radiator. 3 double sockets. 1 single socket. Cooker point. Double glazed window to rear garden. Archway through to rear lobby.



Bedroom 1: 12' 10" x 12' 5" (3.90 x 3.80)

Carpet to floor. Radiator. Double glazed window to rear. Large under-stairs cupboard. Telephone point. Small cupboard above doorway. 1 single socket. 1 double socket.



Rear Lobby:-

Under-stairs cupboard housing gas central heating boiler. Central heating thermostat. Tall storage cupboard housing electric meter. Door to shower room. Upvc door to rear garden.

Shower Room: 5' 8" x 5' 10" (1.75 x 1.80)

Disable shower unit with mains powered shower system. Respotex to all walls. Vinyl to floor. Two opaque double glazed windows to rear. Wall mounted fan heater. Chrome ladder style radiator. Extractor fan.

Outside:-

Concrete then cobble at rear door. Storage shed. Paved patio and gravelled area edged with flower borders. Shared access path with upstairs neighbour. Off street parking at rear of garden.



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General

Address:

31 HENRY STREET
Langholm
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Amenities:

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

Extras:

All blinds, curtains, carpets and floor coverings throughout the property are included in the sale price together with the oven, hob and cooker hood in the kitchen and the electric fire in the living room.

Council Tax:

Valuation Band A.

Entry:

By arrangement

Price:

Offers Over £60,000.00

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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