

Stevenson & Johnstone

solicitors and estate agents

36 WILLIAM STREET Langholm



Upper terrace 2 bedroomed flat situated in the New Town within easy walking distance of all local amenities. The property benefits from full double glazing and gas central heating. To the rear is a shared drying green and storage shed. EPC = E.

Offers Over £67,000.00

Features

Hallway. Living Room. Kitchen. 2 Bedrooms. Bathroom. Double Glazing. Gas Central Heating. Communal Garden Area. Storage Shed.

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

Tel: 013873 80482
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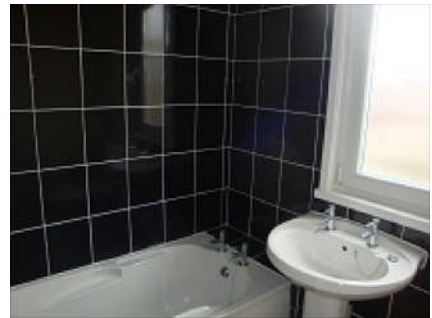
Entrance Hall:-

Outside steps lead up to Upvc entrance door. Hallway. Radiator. Double socket. Wall mounted cupboard housing electric meter. Central heating thermostat. Stairs to first floor landing. Door to living room.



Living Room: 13' 9" x 12' 1" (4.20 x 3.65)

Gas fire set on tiled hearth with back boiler serving the central heating. Shelved recess with cupboard below. Large double glazed window to rear garden. Radiator. 2 double sockets. T.V. socket. Telephone point. Doors to bedroom and kitchen.



Bedroom 1: 12' 6" x 11' (3.80 x 3.35)

Double glazed window to front. 2 double sockets. Radiator. Covered gas meter.

Kitchen: 13' 2" x 6' 7" (4.00 x 2.05)

Fitted floor and wall units. Laminate flooring. Electric oven and ceramic hob. Cooker hood. Stainless steel sink and drainer. Washing machine. Fridge/freezer. Large double glazed window to front. Tiled splash backs. Radiator. Under stairs cupboard. 3 double sockets.



Upper Landing:-

Velux window. Shelf. Doors to bathroom and second bedroom.

Bedroom 2: 12' 7" x 12' (3.85 x 3.65)

Built-in cupboards to one wall. Further cupboard housing water tanks. Radiator. 3 double sockets. Down lights to ceiling. Large double glazed window to front.

Bathroom: 6' x 5' 5" (1.80 x 1.65)

Wash hand basin. W.C. Bath with electric shower over. Tiles to bath wall and around sink. Double glazed opaque window to front. Radiator.

Outside:-

To the rear of the property is a communal garden area with drying space. Storage shed.



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General

Address:

36 WILLIAM STREET
Langholm
Dumfries & Galloway
DG13 0AU

Amenities:

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

Extras:

All carpets and floor coverings throughout the property are included in the sale price together with the oven, hob, cooker hood, washing machine and fridge freezer in the kitchen.

Council Tax:

Valuation Band A.

Entry:

By arrangement

Price:

Offers Over £67,000.00

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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