

Stevenson & Johnstone

solicitors and estate agents

39 HENRY STREET Langholm



Well presented double upper 3 bedroomed mid terrace flat in a residential location within the new town giving easy access to the schools and all other local amenities. The property is in excellent order with double glazing and gas central heating throughout. To the rear of the property is a small garden area. EPC = E.

Offers Over £95,000.00

Features

Entrance Hall. Living/Dining Room. Kitchen. Bathroom. 3 Bedrooms. Box Room. Small Garden. Double Glazing. Gas Central Heating.

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

Tel: 013873 80482
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Website: www.sandjlangholm.co.uk

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Entrance:-

Upvc entrance door to hallway. Wood flooring. Stairs to first floor landing.

First Floor Landing:-

Wood skirtings, doors and banisters throughout the property. Radiator. 1 single socket. Coat hanging facilities. Stairs to 2nd floor Landing.

Living Room: 12' 4" x 18' 6" (3.75 x 5.65)

Wood/glass panel entrance door. Living flame gas fire set in marble hearth and wood surround. Double glazed window to rear with views over the town and Whita Hill. Shelves recess with cupboards below. Radiator. 4 double socket. T.V. point. Wood/glass panelled door to kitchen.

Kitchen: 12' 2" x 8' 8" (3.70 x 2.65)

Two steps down into kitchen. Fitted floor and wall units. Electric hob and oven. Integrated dishwasher, washing machine, fridge and freezer. Cooker hood. Breakfast bar. Stainless steel sink and drainer. Tiled splash backs. Wood panelling to ceiling. 4 double sockets. 1 single socket. Cooker point. Spot lights to ceiling. Two double glazed windows to rear.

Bedroom 1: 13' 7" x 11' 6" (4.10 x 3.50)

Fitted wardrobes, dressers & drawers. Radiator. 2 double sockets. 1 single socket.

Bathroom: 5' 8" x 6' 4" (1.75 x 1.90)

One step down into bathroom. Wash hand basin. W.C. Bath. Part tiles to walls. Radiator. Double glazed opaque window to front. Wood panelling to ceiling.

Second Floor Landing:-

Velux window. 1 single socket.

Bedroom 2: 9' 8" x 10' 1" (2.95 x 3.05)

Built-in pine louvre cupboards to one wall. Wood flooring. Radiator. Large double glazed window to rear with fine views over the town and Whita Hill. 1 double socket. 1 single socket. Door to box room and under eave storage.

Bedroom 3: 10' 4" x 11' 8" (3.15 x 3.55)

Double glazed window to front. Radiators. 1 single socket. 1 double socket.



Outside:-

Small fenced gravel and paved garden area to the rear which is accessible from a side lane.



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General

Address:

39 HENRY STREET
Langholm
Dumfries & Galloway
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Amenities:

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

Extras:

All blinds, carpets and floor coverings throughout the property are included in the sale price together with the integrated appliances in the kitchen.

Council Tax:

Valuation Band B.

Entry:

By arrangement

Price:

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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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