

Stevenson & Johnstone

solicitors and estate agents

44 WILLIAM STREET Langholm



Double upper 2 bedroom flatted dwellinghouse situated in the New Town within easy walking distance of all local amenities. The property benefits from full double glazing, a wood burning stove and gas central heating throughout. To the rear is a shared drying green and storage shed. EPC = E.

Offers Over £58,000.00

Features

Entrance Hall. Living Room. Kitchen. 2 Bedrooms. Shower Room. Wood Burning Stove. Gas Central Heating. Double Glazing. Communal Garden Ground. Storage Shed.

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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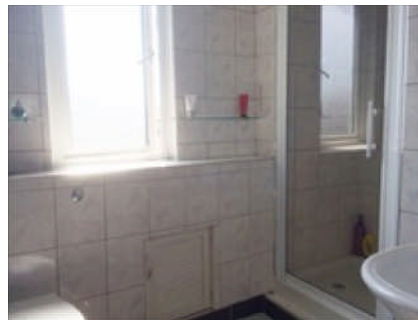
solicitors and estate agents

Entrance Hall:-

Outside steps lead up to upvc entrance door. Hallway. Radiator. Coat hanging facilities. Door to living room. Stairs up to 2nd floor landing.

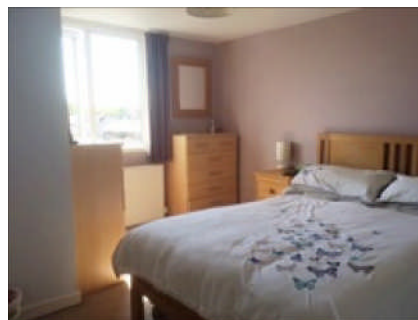
Living Room: 12' 2" x 12' 2" (3.75 x 3.75)

Wood burning stove set in tiled hearth. Shelved recess to side. Double window to garden. Radiator. 4 double sockets. T.V. point. Telephone socket. Doors to kitchen and bedroom.



Kitchen: 17' 3" x 7' overall (5.25 x 2.15)

Fitted floor and wall units. Gas hob and electric oven. Cooker hood. Stainless steel sink and drainer. Plumbed for washing machine. Tiled splash backs. Radiator. 2 double sockets. 2 single sockets. Cooker point. Spot lights to ceiling.

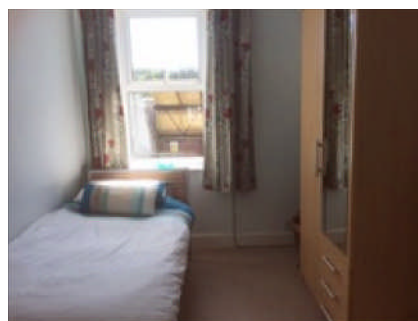


Bedroom 1: 11' 2" x 8' 4" (3.40 x 2.50)

Radiator. 2 double sockets. Window to rear. Combi gas boiler.

Bedroom 2: 12' 4" x 12' 2" overall (3.75 x 3.70)

Fitted cupboards to one wall. Radiator. 2 double sockets. Window to rear.

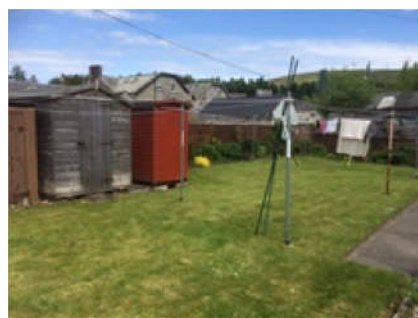


Shower Room: 5' 4" x 6' (1.60 x 1.80)

Tiles to floor and 3 walls. Wash hand basin. W.C. Chrome adder radiator. Glass door to tiled shower cubicle. Mains powered shower system.

Outside:-

Shared lawn and drying area. Under stairs storage cupboard. Shed.



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General

Address:

44 WILLIAM STREET
Langholm
Dumfries & Galloway
DG13 0AU

Amenities:

Mains water, electricity, gas and drainage. Wood burning stove. Double glazing. Gas central heating.

Extras:

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

Council Tax:

Valuation Band A.

Entry:

By arrangement

Price:

Offers Over £58,000.00

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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