

Stevenson & Johnstone

solicitors and estate agents

46 HENRY STREET Langholm



Newly refurbished 2 bedroomed mid terraced upper flatted dwellinghouse situated in the New Town area of Langholm within easy access of schools and all other local amenities. The property is accessed by outside steps at the rear of Henry Street and has a large communal garden and drying green. Double glazing and gas central heating throughout. Storage shed. EPC = E.

Offers Over £68,000.00

Features

Vestibule. Hallway. Kitchen. Bathroom. Living Room. 2 Double Bedrooms. Gas Central Heating. Double Glazing. Storage Shed. Communal Garden and Drying Green.

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

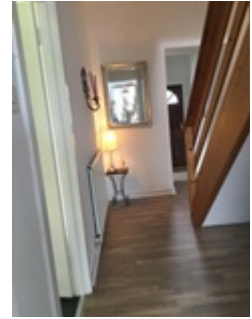
Tel: 013873 80482
Fax : 013873 81144
Email: enquiries@sandjlangholm.co.uk
Website: www.sandjlangholm.co.uk

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Entrance

Stone steps to the rear of Henry Street give access to the property. Hard wood entrance door to hallway.

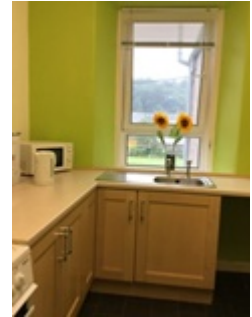


Hallway:-

Radiator. 1 single socket. Wall mounted electric meter and fuse box. Telephone point. Central heating thermostat. Large walk-in storage cupboard with shelves and coat hanging facilities. Under stairs computer area.

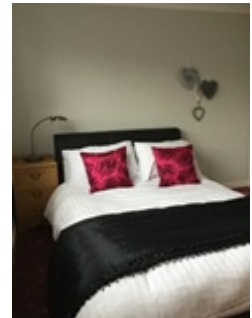
Bathroom: 4' 8" x 8' 5" (1.40 x 2.55)

Wash hand basin. W.C. Bath with electric shower over. Shower screen. Respotex to baths walls. Radiator. Double glazed window to side.



Kitchen: 11' 8" x 9' 2" (3.55 x 2.80)

Fitted floor units. Stainless steel sink and drainer. Radiator. Plumbed for washing machine. Under counter fridge. Slot-in cooker. 3 single sockets. 1 double socket. Cooker point. Central heating controls. Double glazed window to rear garden.



Living Room: 11' 7" x 15' 7" (3.50 x 4.75)

Gas fire set on slate hearth. Radiator. 2 double glazed windows to front. T.V. point. 2 single sockets. 1 double socket.

Second Floor Landing:-

Radiator. 1 single socket. Small velux window.

Bedroom 1: 11' 7" x 9' 8" overall (3.50 x 2.95)

Radiator. Built-in storage cupboards to one wall and also housing water tanks. 1 single socket. Double glazed window overlooking the town towards Whita Hill.



Bedroom 2: 11' 8" x 12' 9" overall (3.55 x 3.85)

Radiator. 2 single sockets. Double glazed window to rear garden with views towards Meikleholm Hill.

Outside:-

Storage shed. Large communal garden ground and drying area.

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General

Address:

46 HENRY STREET
Langholm
Dumfries & Galloway
DG13 0AS

Amenities:

Mains water, electricity, gas and drainage. Gas central heating. Double glazing. Hard wired smoke alarms and carbon monoxide detectors.

Extras:

All curtains, blinds, carpets and floor coverings throughout the property are included in the sale price together with the cooker and fridge in the kitchen and most of the furnishings within the property if desired.

Council Tax:

Valuation Band B.

Entry:

By arrangement

Price:

Offers Over £68,000.00

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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