

Stevenson & Johnstone

solicitors and estate agents

46 HENRY STREET Langholm



Mid terraced double upper two bedroomed 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
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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.

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 bath 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. 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.

Extras:

All curtains, blinds, carpets and floor coverings throughout the property are included in the sale price together with the cooker, washing machine and fridge in the kitchen.

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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