

# Stevenson & Johnstone

solicitors and estate agents

61 TOWNFOOT Langholm



**First and second floor 3 bedroomed maisonette situated in a residential estate on the outskirts of the town within easy walking distance of all local amenities. The property has full double glazing and electric storage heating throughout. To the side is a shared drying area. EPC = E.**

**Offers Over £65,000.00**

## Features

**Entrance Hall. Living Room. Dining/Kitchen. 3 Bedrooms. Bathroom. Electric Storage Heating. Full Double Glazing.**

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

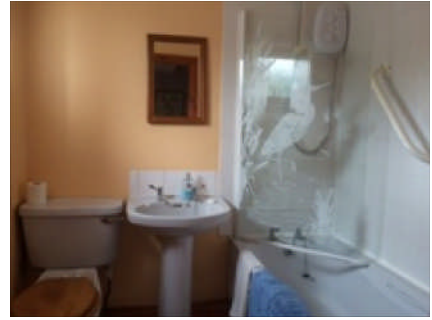
Tel: 013873 80482  
Fax : 013873 81144  
Email: [enquiries@sandjlangholm.co.uk](mailto:enquiries@sandjlangholm.co.uk)  
Website: [www.sandjlangholm.co.uk](http://www.sandjlangholm.co.uk)

# Stevenson & Johnstone

solicitors and estate agents

## Entrance Hall:-

Concrete steps lead up to upvc entrance door to hallway. Storage heater. Telephone point. 2 walk-in storage cupboards one housing electric meter and water tank. 1 Shelved cupboard. Stairs up to 1st floor landing.

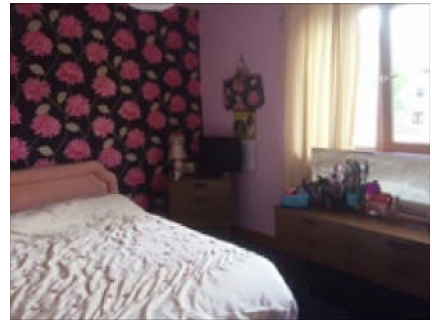


## Bathroom: 6' 7" x 5' 6" (2.00 x 1.65)

Bath with electric shower over. Wash hand basin. W.C. Tiles to bath wall. Opaque double glazed window to front. Small storage heater.

## Bedroom 1: 11' 4" x 10' (3.45 x 3.05)

Storage heater. 2 double sockets. Double glazed window to side.



## Living Room: 12' 3" x 14' (3.75 x 4.25)

Wood/glass panelled door. Electric fire set in marble hearth and wood surround. Wood dado rail. Storage heater. Double glazed window to rear. 4 double sockets. T.V. point. Telephone socket. Wood/glass door to kitchen.

## Kitchen: 13' 8" x 9' 8" (4.15 x 2.95)

Fitted floor and wall units. Stainless steel sink and drainer. Plumbed for washing machine. Storage heater. 1 single socket. 4 double sockets. Cooker point. Double glazed windows to side and rear.

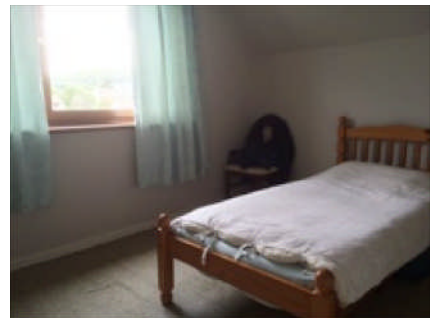


## First Floor Landing:-

Storage cupboard. Access to attic space. Skylight.

## Bedroom 2: 14' 2" x 10' 4" (4.30 x 3.15)

Panel heater. Storage cupboard with hanging space. 2 double sockets. Double glazed window to front.



## Bedroom 3: 11' 4" x 9' 8" (3.45 x 2.95)

Panel heater. Storage cupboard. 2 double sockets. Double glazed window to side.

## Outside:-

Communal clothes drying area to the side.

# Stevenson & Johnstone

solicitors and estate agents

## General

### Address:

61 TOWNFOOT  
Langholm  
Dumfries & Galloway  
DG13 0EJ

### Amenities:

Mains water, electricity and drainage. Full double glazing. Electric storage heating. Telephone connection.

### 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 £65,000.00

### 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.

---

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

Tel: 013873 80482  
Fax : 013873 81144  
Email: [enquiries@sandjlangholm.co.uk](mailto:enquiries@sandjlangholm.co.uk)  
Website: [www.sandjlangholm.co.uk](http://www.sandjlangholm.co.uk)