# Stevenson & Johnstone

solicitors and estate agents

## 74 HENRY STREET Langholm









Tel: 013873 80482

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Email: enquiries@sandjlangholm.co.uk

Website: www.sandjlangholm.co.uk

Ground floor end terraced 1 bedroomed flat situated in a residential area of town within walking distance of all local amenities. The property benefits from gas central heating and is mostly double glazed. To the rear is a good sized paved patio area. EPC = D

## Offers Over £47,000.00

#### **Features**

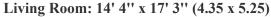
Entrance Hall. Living Room. Kitchen. Bedroom. Shower Room. Gas Central Heating. Partial Double Glazing. Paved Patio Area.

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#### **Entrance Hall:-**

Upvc entrance door to hallway. Carpet to floor. Fusebox and meter. Radiator. Storage cupboard. Central heating controls. Doors to bedroom and livingroom.

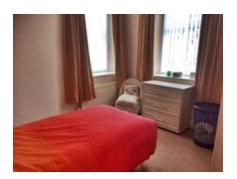


Electric fire set in tiled hearth with timber surround and mantle. Carpet to floor. Double glazed window to side. Single glazed window to rear. Two radiators. Telephone point. T.V. socket. 3 double sockets. Door to kitchen.



### Bedroom: 10' 2" x 11' 1" (3.10 x 3.35)

Carpet to floor. Double glazed windows to front and side. Radiator. 1 double socket.



## Kitchen: 10' x 9' 3" (3.05 x 2.80)

Mixed range of fitted floor and wall units. Stainless steel sink and drainer. Cooker. Cooker point. Plumbed for washing machine. Shelved pantry. 4 single sockets. Cupboard housing Worcester gas combi boiler. Double glazed window to side. Linoleum to floor. Sliding door to rear hall.



#### Rear Hall:-

Linoleum to floor. Door to rear patio area.



#### Shower Room: 7' x 4' 8" (2.15 x 1.45)

Wash hand basin. W.C. Disabled access walk-in shower with electric shower system and respotex to walls. Radiator. Opaque single glazed window to rear. Linoleum to floor.



Good sized patio area to rear. Boundary wall and gate to side road.



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#### General

#### **Address:**

74 HENRY STREET Langholm Dumfries & Galloway DG13 0AS

#### **Amenities:**

Mains water, electricity, gas and drainage. Gas central heating. Partial double glazing.

#### **Extras:**

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

#### **Council Tax:**

Valuation Band A.

#### **Entry:**

By arrangement

#### **Price:**

Offers Over £47,000.00

#### 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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