

Stevenson & Johnstone

solicitors and estate agents

74 HENRY STREET Langholm



Ground floor end terraced 1 bed roomed 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.

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 Hall:-

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

Living Room: 14' 4" x 17' 3" (4.35 x 5.25)

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.



Outside:-

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

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General

Address:

74 HENRY STREET
Langholm
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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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