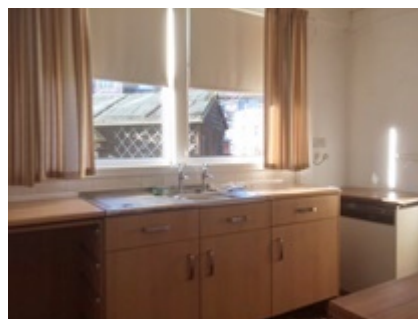
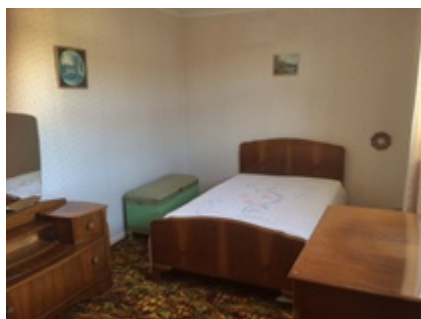


Stevenson & Johnstone

solicitors and estate agents

7 WAUCHOPE PLACE Langholm



Semi-detached 3 bedroom dwellinghouse of non-traditional construction set in good sized garden ground and situated in a peaceful residential area with views over the town and Whita Hill. The property benefits from double glazing and with further modernisation will make an ideal family home. EPC = G.

Offers Over £86,000.00

Features

Entrance Hall. Living Room. Kitchen. Pantry. Bathroom. 3 Bedrooms. Double Glazing. Electric Panel Heaters. Garden. Garage. Sheds. Greenhouse.

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:-

Wood/glass panelled entrance door. Two under-stairs cupboards. Electric panel heater. Telephone point. 1 single socket.

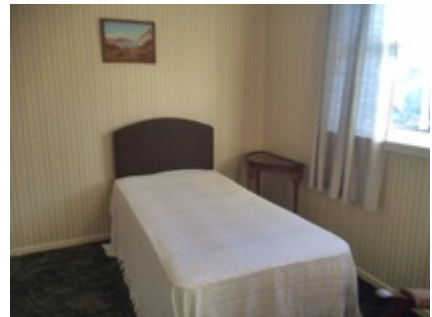
Living Room: 17' 3" x 11' 8" (5.25 x 3.55)

Coal fire set in stone built surround and tiled hearth. electric panel heater. Double glazed windows to front. 2 single sockets. 1 double socket. Door to kitchen.



Kitchen: 8' 6" x 12' 6" overall (2.60 x 3.80)

Fitted floor units. Stainless steel sink and drainer. Plumbed for washing machine. Shelved larder. 2 double glazed windows to garden. 2 single sockets. 1 double socket. Door to rear hallway.



Rear Hall:-

Walk-in shelved pantry with window to rear. Walk-in cloak and boot cupboard. Door to garden.

Bathroom:-

Wash hand basin. W.C. Bath. Tiles to part walls. Electric wall heater. Double glazed window to rear.



First Floor Landing:-

Double glazed window to front. Shelved storage cupboard. Access to loft space.

Bedroom 1: 12' 6" x 8' 7" overall (3.80 x 2.60)

Shelved cupboard. 2 single sockets. Double glazed window to rear.

Bedroom 2: 14' 10" x 8' 6" (4.50 x 2.60)

Built-in wardrobe. 2 single sockets. Double glazed window to front.



Bedroom 3: 11' 10" x 11' 7" overall (3.60 x 3.50)

Cupboard housing water tank. Double glazed window to rear. 2 single sockets.

Outside:-

Fenced front garden with lawn, flowerbeds and concrete path to front door. Double iron gates to the side with off street parking. Timber garage. Two coal bunkers. Shed. Greenhouse. Vegetable plots. Small lawned area. Gate through to a further grass lawn and rockery.

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General

Address:

7 WAUCHOPE PLACE
Langholm
Dumfries & Galloway
DG13 0AZ

Amenities:

Mains water, electricity and drainage. Double glazing.

Extras:

All carpets and floor coverings throughout the property are included in the sale price.

Council Tax:

Council Tax Band B.

Entry:

By arrangement

Price:

Offers Over £86,000.00

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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