

Stevenson & Johnstone

solicitors and estate agents

8 HENRY STREET Newcastleton



Semi-detached 2 bedroomed bungalow situated in a quiet residential area of Newcastleton in the Scottish Borders. The property benefits from full double glazing throughout but does require some further modernisation. There are large grass lawns to both the front and rear of the property giving opportunity for extension (subject to planning consent). EPC = E.

Offers Over £75,000.00

Features

Vestibule. Hallway. Living Room. Kitchen. 2 Bedrooms. Shower Room. Full Double Glazing. Electric Storage Heating. Large Garden. Storage Shed.

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 Vestibule:-

Upvc entrance door to vestibule. Cupboard housing electric meter and fuse box. Wood/glass panelled door to hallway.



Hallway:-

Storage heater. Coat hanging facilities. 1 single socket. Telephone point. Access to loft space.

Living Room: 12' 8" x 14' 9" (3.85 x 4.50)

Open fire set in tiled hearth and surround. Double glazed window to front. Cupboard housing water tank. Storage heater. T.V. socket. 2 single socket. 1 double socket. Door to kitchen.



Kitchen: 11' 1" x 6' 8" (3.35 x 2.10)

Variety of floor and wall units. Stainless steel sink and drainer. Plumbed for washing machine. Wall mounted fan heater. 4 single sockets. 2 double glazed windows to rear. Upvc door to rear garden.

Bedroom 1: 10' 8" x 11' 9" (3.25 x 3.60)

Built-in wardrobe with top box storage. Double glazed window to front. Storage heater. 2 single sockets. 1 double socket.



Bedroom 2: 11' 9" x 10' 8" (3.60 x 3.25)

Built-in wardrobe with top box storage. Double glazed window to rear. Storage heater. 2 single sockets. 1 double socket.

Shower Room: 5' x 6' 9" (1.50 x 2.05)

Corner shower unit with electric shower system and respotex to walls. Wash hand basin. W.C. Wall heater. Storage heater. Opaque double glazed window to rear.

Outside:-

To the front is a shared entry gate and access path which splits at the house. Paved pathway around house. There are large grass lawns to both front and back of the property edged with flower borders. Storage shed. There is a further shared pathway and gate to the rear of the house.



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General

Address:

8 HENRY STREET
Newcastleton
Borders
TD9 0RE

Amenities:

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

Extras:

All blinds, carpets and floor coverings throughout the property.

Council Tax:

Valuation Band A.

Entry:

By arrangement

Price:

Offers Over £75,000.00

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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