

# Stevenson & Johnstone

solicitors and estate agents

8 MEIKLEHOLM BRAE Langholm



Situated on the outskirts of the town this 2 bedroomed link house is within walking distance of the school and other local amenities. The property has a spacious sun room to the rear with underfloor heating. French doors give access to a rear patio and garden area. Full double glazing and gas central heating throughout. EPC = D.

**Price Region £95,000.00**

## Features

**Entrance Vestibule. Hallway. Living Room. Sun Room. Kitchen. 2 Bedrooms. Bathroom. Full Double Glazing. Gas Central Heating. Garden. Storage Shed.**

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

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## Entrance Vestibule:-

Upvc entrance door. Cupboard housing electric meter. Under stairs storage area with coat hanging facilities and wall mounted central heating boiler. Central heating controls. Wood/glass panelled door to living room.



## Hallway:-

Radiator. Large walk-in storage cupboard. Stairs to first floor landing. Doors to living room and kitchen.

## Living Room: 9' 7" x 13' 1" (2.90 x 3.95)

Wood burning stove set into wall. Radiator. T.V. point. 2 double sockets. 1 single socket. Double glazed sliding doors to sun room.



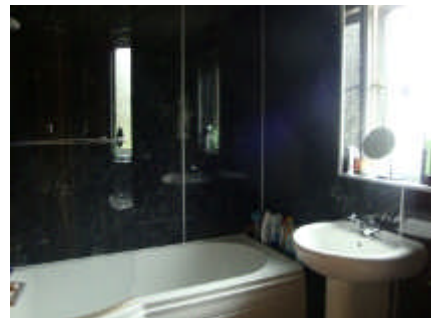
## Sun Room: 17' 2" x 10' 3" (5.25 x 3.10)

Upvc and brick built sun room. Ceiling and window blinds. Oak wood flooring. Under floor heating. Heating controls. Wall lights. T.V. point. 6 double sockets. Upvc French doors to rear garden. Upvc door to kitchen.



## Dining/Kitchen: 19' 5" x 11' 4" overall (5.90 x 3.45)

Fitted floor and wall units. Black granite effect work surfaces and splash backs. Built-in ceramic hob and oven. Cooker hood. Respotex to kitchen walls and ceiling. Double glazed window to front. Stainless steel sink and drainer. Telephone point. 2 double sockets. 4 single sockets. Cooker point. Spot lights to ceiling. Central heating controls. Radiator. Built-in shelved storage cupboard. Upvc glass doors to Sun Room.

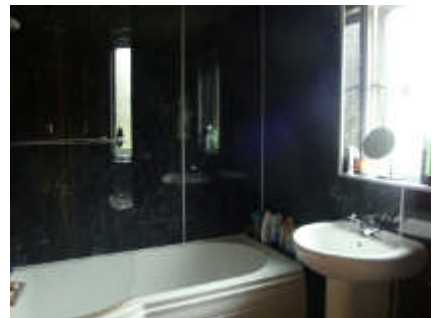


## First Floor Landing:-

Window at half landing. 1 single socket. Access to loft. 2 large storage cupboards.

## Bedroom 1: 11' 3" x 13' 1" overall (3.40 x 3.95)

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



## Bedroom 2: 9' 10" x 13' 2" (2.10 x 4.05)

Radiator. Built-in shelved cupboard. Double glazed window to rear. 2 single sockets.

**Bathroom:-**

Wash hand basin. W.C. Bath with electric shower over. Shower screen. Respotex to walls. Chrome ladder style radiator. Extractor fan. Double glazed window to front.

**Outside:-**

To the front is a paved pathway and small paved yard. Off street parking. To the rear is a garden consisting of lawn and paved patio area. Timber storage shed. Paved pathway leads to rear access lane.

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## General

**Address:**

8 MEIKLEHOLM BRAE  
Langholm  
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DG13 0PP

**Amenities:**

Mains water, electricity, gas and drainage. Full double glazing. Gas central heating. Under floor heating in sun room.

**Extras:**

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

**Council Tax:**

Valuation Band B.

**Entry:**

By arrangement

**Price:**

£95,000.00

**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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