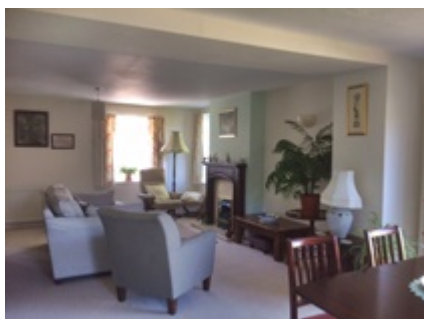


Stevenson & Johnstone

solicitors and estate agents

ARDLUI, 63 HENRY STREET Langholm



Well presented 4 bedroomed end terrace family dwelling house situated in the New Town within easy walking distance of the school and all other amenities. The property benefits from double glazing, gas central heating, two reception rooms, a large kitchen/diner and to the side there is a fully enclosed garden with summer house. Viewing is highly recommended to appreciate the spacious accommodation on offer. EPC = E.

Offers Over £175,000.00

Features

Entrance Hall. Living Room. Sitting/Dining Room. Large Kitchen/Dining Area. 4 Bedrooms. Family Bathroom. Double Glazing. Gas Central Heating. Fully Enclosed Garden. Summer House.

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. Carpet to floor. Small cupboard housing electric meter. Under-stairs cupboard. Radiator. Double cupboard with louvre doors. 1 single socket. Stairs to first floor.



Living Room: 14' 9" x 13' 2" (4.50 x 4.05)

Gas fire set on tiled hearth with wood surround. Carpet to floor. Shelved recess. Two double glazed windows to front. Radiator. 2 double socket. Door to kitchen.

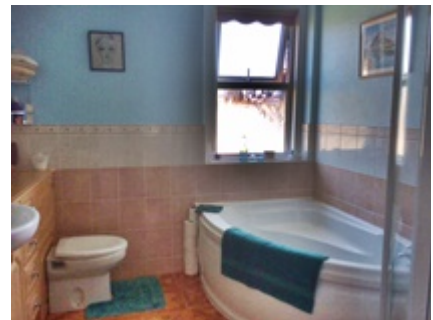
Kitchen/Diner: 20' 6" x 13' (6.25 x 3.95)

Fitted floor and wall units. One and a half stainless steel sink and drainer. Brick built central island with fitted gas hob, drawers and cupboard below housing gas central heating boiler. Vinyl to floor. Eye level Neff double oven. Integrated washing machine, dishwasher and fridge/freezer. Radiator. Spotlights to ceiling. Telephone socket. 6 double sockets. 1 single socket. Two double glazed windows to rear. Central heating controls. Wood/glass panelled door to rear garden. Doors to hallway and sitting room.



Sitting/Dining Area: 27' 7" x 13' 7" (8.40 x 4.15)

Gas fire set on marble hearth with wood surround. Carpet to floor. Two double glazed windows to front. One double glazed window to rear. Double glazed sliding patio doors to garden. Two radiators. 4 double sockets. T.V. point. Wood/glass panel door to hallway.



First Floor Landing:-

Double glazed window to front. Access to loft. Carpet to floor. Radiator. 1 single socket. Large double cupboard with top box storage.

Bedroom 1: 13' 5" x 13' 5" (4.10 x 4.10)

Fitted wardrobes with top box storage to one wall. Carpet to floor. Double glazed window to rear. Radiator. 2 double sockets.



Bathroom: 8' 3" x 8' (2.50 x 2.45)

Corner bath. Corner shower with electric shower system and respotex to walls. Wash hand basin and W.C in vanity storage units. Vinyl to floor. Tiles below dado height. Opaque double glazed window to rear. Ladder style radiator. Respotex to ceiling with down lights. Access to loft.

Bedroom 2: 15' 5" x 13' 3" (4.70 x 4.05)

Carpet to floor. Blocked off fireplace with painted wood mantle. Double glazed window to front. Shelved recess. Radiator. Built-in double wardrobe. T.V. socket. Telephone point. 2 double sockets.



Bedroom 3: 7' 6" x 13' 8" (2.30 x 4.15)

Currently utilised as an office. Carpet to floor. Double glazed window to rear. Radiator. 2 single sockets.

Bedroom 4: 7' 4" x 13' 8" (2.30 x 4.15)

Carpet to floor. Double glazed window to front. Radiator. 2 single sockets.

Garden:-

There is a driveway to the rear with access to other properties.
Garden fully enclosed with high wood panelled fence. Patio area and lawn edged with shrub and flower borders. Gravel and shrub area.
Wooden summer house.



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General

Address:

ARDLUI, 63 HENRY STREET
Langholm
Dumfries & Galloway
DG13 0AR

Amenities:

Mains water, electricity, gas and drainage. Full double glazing. Gas central heating. Telephone and Broadband.

Extras:

All blinds, curtains, carpets and floor coverings throughout the property are included in the sale price together with all integrated white goods in the kitchen and the summer house in the garden.

Council Tax:

Valuation Band E.

Entry:

By arrangement

Price:

Offers Over £175,000.00

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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