

Stevenson & Johnstone

solicitors and estate agents

BOATFORD COTTAGE 30 Charles Street Langholm



Traditional stone built cottage situated in Langholm with picturesque views over the Rivers Esk and Wauchope. The property has 2 bedrooms and a further 2 good sized attic rooms, large living/dining room and sun room. Full double glazing and gas central heating throughout. EPC = F

Price Region £149,750.00

Features

Entrance Hall. Living/Dining Room. Kitchen. 2 Bedrooms (1 en-suite). 2 Attic Rooms. Bathroom. Sun Room. Garden. Gas Central Heating. Double Glazing.

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

Stevenson & Johnstone

solicitors and estate agents

Entrance Hall: -

Double glazed entrance door. Walk-in storage cupboard with coat hanging facilities. Radiator. 1 single socket. Door to living/dining room. Door leading to stairs to attic rooms



Dining Area: 10' 11" x 16' 3" (3.35 x 4.95)

Two radiators. Telephone point. 2 single sockets. 1 double socket. Windows to front and rear. Wood/glass panelled door to kitchen. Central fireplace with hearth facing into living room.



Living Room: 16' 3" x 11' 9" overall (4.95 x 3.60)

Sandstone fireplace with living flame fire. Storage cupboard and display glass shelves to side. Display recess with cupboard below. Radiator. Window with view over the river. T.V. points. 4 double sockets

Kitchen: 8' 4" x 9' 5" (2.55 x 2.85)

Fitted floor and wall units. Stainless steel sink and drainer. Part tiles to walls. Window to sun porch. 4 double sockets. 1 single socket. Cooker point. Central heating controls. Cooker hood. Door to rear hallway.



Bedroom 1: 16' 9" x 21' 1" overall (5.10 x 6.40)

Large double bedroom with en-suite wash hand basin and W.C. Radiator. 2 windows to the rear. Walk-in storage cupboard. T.V. point. 4 single sockets.

Rear Hall: -

Door to sun room. Cupboard. Radiator. 1 single socket. Access to loft space.

Shower Room: -

Shower cubicle with disabled access. Respotex to walls. W.C. Wash hand basin. Shaver point. Radiator. Window to rear.



Bedroom 2: 8' 11" x 16' 7" (2.70 x 5.05)

Window to front. Built-in shelved storage cupboard. Radiator. 1 double socket. 1 single socket.

Stairs to Attic Landing: -

Two under eaves storage cupboards. Wall mounted gas combi boiler.

Attic Room 1: 10' 9" x 12' 9" (3.25 x 3.85)

Velux roof window. 1 single socket. Coombed ceiling. Traditional style timber door

Attic Room 2: 10' 7" x 12' 8" (3.20 x 3.85)

Velux roof window. 1 single socket. Coombed ceiling. Traditional



style wood door.

Sun Room: 5' 8" x 8' 1" (1.75 x 2.45)

Upvc fitted unit. Gas meter box. Wall light. Plumbed for washing machine. Part tiles to walls. Carpet to floor.

Garden: -

Small fully enclosed gravelled garden with flower beds. Gate to side.

Stevenson & Johnstone

solicitors and estate agents

General

Address:

BOATFORD COTTAGE
30 Charles Street
Langholm
Dumfries & Galloway
DG13 0AA

Amenities:

Mains water, electricity, gas and drainage. Gas central heating. Double glazing.

Extras:

All carpets, floor coverings and fitted appliances are included in the sale price.

Council Tax:

Valuation Band C.

Entry:

By arrangement

Price:

£149,750.00

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.

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