

Stevenson & Johnstone

solicitors and estate agents

CORNER HOUSE, Lairds Entry Langholm



Substantial 4 bedroomed family dwellinghouse situated in a central location just off the Market Place in Langholm offering easy access to all local amenities. The property is in sound condition and benefits from a new fitted kitchen, double glazing and gas central heating throughout. On the market at £15,000 below Home Report value. EPC = E.

Price Region £110,000.00

Features

Entrance Hall. Living Room. Dining/Kitchen. Bathroom. 4 Bedrooms. Shower Room. Double Glazing. Gas Central Heating.

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

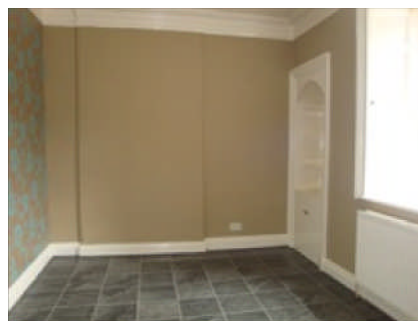
Tel: 013873 80482
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Email: enquiries@sandjlangholm.co.uk
Website: www.sandjlangholm.co.uk

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Entrance Hall:-

Glazed entrance door. Laminate flooring. Walk-in under stairs storage cupboard. 1 single socket. Open carpeted staircase to first floor landing.



First Floor Landing:-

Window at turn of stairs. Radiator. Telephone socket. 1 single socket. Open staircase to second floor landing

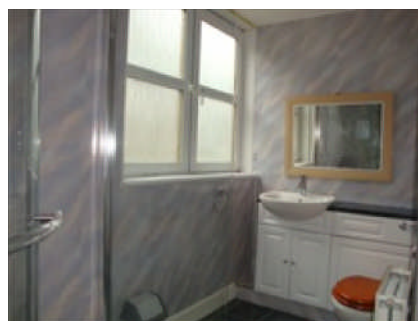
Living Room: 15' 2" x 17' 1" (4.60 x 5.20)

Living flame gas fire set in a contemporary wood and glass surround. Double glazed windows to side and rear. Storage and shelved display area below one window. Radiator. 4 double sockets.



Kitchen: 12' 8" x 9' 9" (3.85 x 2.95)

Fitted floor and wall units. Integrated dishwasher and fridge. Washing machine. Gas hob. Cooker hood. Eyelevel electric oven. One and half stainless steel sink and drainer. Laminate worktops and splash backs. Double glazed window to front. Freestanding American fridge/freezer. Radiator. 4 double sockets. Archway through to dining area.



Dining Area: 9' 4" x 12' 3" (2.80 x 3.75)

Double glazed window to front. Radiator. Shelved recess with cupboard below. 3 double sockets.

Bedroom 1: 7' 2" x 12' 5" (2.20 x 3.80)

Radiator. Double glazed window to rear. Telephone point. 2 double sockets.



Bathroom:-

Painted stone to one wall. Respotex to other 3 walls. Down lights to ceiling. Bath with shower over. Wash hand basin. W.C. Tiled floor. Opaque double glazed window to side.

Second Floor Landing:-

Shelved walk-in storage cupboard. Further shelved cupboard housing gas combi boiler. 1 single socket.

Bedroom 2: 13' 4" x 13' 5" (4.05 x 4.10)

Feature wrought iron fireplace. 1 double sockets. 2 single sockets. Radiator. T.V. point. Double glazed windows to side and rear.



Bedroom 3: 11' 2" x 12' 2" (3.40 x 3.70)

Double glazed window to front. Black painted stone fireplace. Wardrobes to one wall. Radiator. 2 double sockets.



Shower Room: 4' 6" x 9' 7" (1.35 x 2.90)

Respotex to all walls. Down lights to ceiling. Walk-in shower enclosure with electric shower system. Wash hand basin and W.C set in vanity unit. Radiator. Opaque double glazed window to side.

Bedroom 4: 15' 5" x 11' 8" (4.70 x 3.55)

Painted stone to one wall. Laminate flooring. Radiator. T.V. point. 2 double sockets. Double glazed windows to front and back.

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General

Address:

CORNER HOUSE, Lairds Entry
Langholm
Dumfries & Galloway
DG13 0DN

Amenities:

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

Extras:

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

Council Tax:

Valuation Band C.

Entry:

By arrangement

Price:

£110,000.00

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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