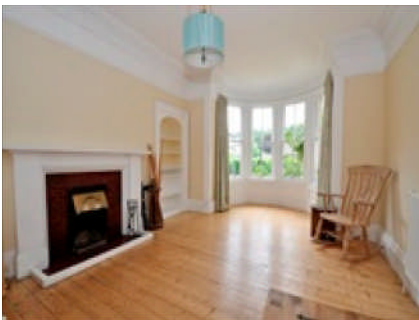


Stevenson & Johnstone

solicitors and estate agents

ESKHOLM Rosevale Street Langholm



The property provides a unique opportunity for one to acquire a superb large family home of character set within easy walking distance of the Town Centre and having a garage and walled garden. The accommodation briefly comprises, vestibule, hall, 3 reception rooms, conservatory, inner hall, downstairs w.c. utility, dining/kitchen, back kitchen, landing, 7 bedrooms, shower room and bathroom. EPC = F

Offers Over £300,000.00

Features

Entrance Porch. Hallway. Study. Living Room. Conservatory. Drawing Room. Inner Hall. Downstairs W.C. Utility. Pantry. Dining/Kitchen. Back Kitchen. 7 Bedrooms. Shower Room. Bathroom. Garage/Workshop. Coal House. Yard. Large Garden. Two Timber Sheds. Oil CH.

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

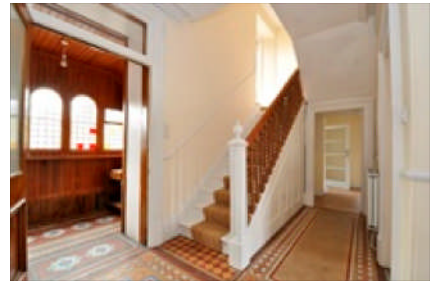
Tel: 013873 80482
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Website: www.sandjlangholm.co.uk

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Entrance Porch:-

Timber built porch with slate roof. Solid wood entrance door. Wood panelling with cathedral style stain glass windows to side. Mosaic tiles to floor. Wood/glass panel door to hallway.



Hallway:-

Mosaic tiles to floor. Painted wood dado rail. Original skirting boards, door facings and decorative cornice throughout the property. Radiator. Under stairs cupboard. Door to rear hall. Staircase leading to first floor landing with wood banisters and wood spiral spindles.

Study: 9' 10" x 9' 9" (3.00 x 2.97)

Sash windows to front and side. Radiator. 1 double socket. Cornice to ceiling.



Living Room: 19' x 13' 9" (5.79 x 4.19)

Large bay window to front. Open fire set in tiled hearth and surround. Radiator. 2 single sockets. 1 double socket. Original decorative cornice. Glass panel French doors to Conservatory.

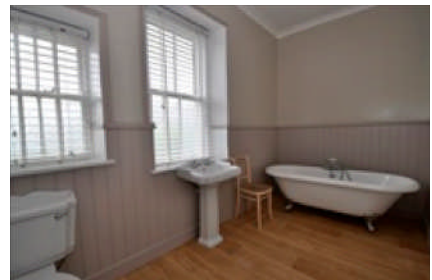


Conservatory: 10' 8" x 13' 9" (3.25 x 4.19)

Steps down into conservatory. Brick and timber framed. Single glazed with sloping perspex roof. Mosaic tiles to floor. Door to garden.

Drawing Room: 12' 7" x 21' 5" (3.84 x 6.53)

Open fire set in tiled hearth with painted stone surround. Shelved recess to one side of fire. Original stain glass serving hatch. Sanded wood flooring. Large bay window to garden. Radiator. 3 double sockets. Original decorative cornice.



Inner Hallway:-

Stairs leading off to the first floor. Understairs cupboard. Coathooks.

Downstairs W.C:-

With a fitted modern two piece suite comprising of W.C. and wash hand basin. Radiator with cover. Boarding up to dado rail height.

Rear Hall/Utility: 9' 8" x 8' 9" (2.95 x 2.67)

With Belfast sink. Shelving. Fitted cupboard. Radiator.

Pantry:-

Walk-in pantry with stone sconce. Fitted shelving.



Dining/Kitchen: 13' 2" x 11' 3" (4.01 x 3.43)

Fitted multi-fuel stove set in tiled surround. Fitted painted wood floor units with timber work surfaces. Stainless steel sink with double drainer. Radiator. Shelled recess. 3 double sockets. 1 single socket. Cooker point. T.V. socket. Door to back kitchen.

**Back Kitchen: 12' 8" x 11' 9" (3.86 x 3.58)**

Boiler for domestic hot water and central heating. Hot water storage tank. Door to garage.

Garage: 9' 8" x 31' overall (2.95 x 9.45)

Stone built garage/workshop with slate roof. Triple wood doors to front. Single wood door to garden. Power point. Window to rear yard.

**Staircase:-**

Leading from the hallway off to the first floor landing.

3/4 Landing:-

Full length stained glass leaded window. Dado rail. Arched recess. Stripped timber bannisters.

Landing:-

Dado rail. Stripped pine floor. Stairs leading off to the second floor. Cornice. Radiator.

Bedroom 1: 10' 10" x 10' 1" (3.30 x 3.07)

Open fireplace with surround and mantle. Shelled cupboard. Cornice. Radiator.

Bedroom 2: 18' 6" x 13' 7" (5.64 x 4.14)

Stripped pine boarded floor. Open marble fireplace with surround, hearth and mantle. Ornate cornice. Radiator. Bay window.

Bedroom 3: 13' 2" x 13' (4.01 x 3.96)

Tiled open fireplace with surround, hearth and mantle. Picture rail and cornice. Radiator.

Bedroom 4: 13' 1" x 11' 4" (3.99 x 3.45)

Wrought iron fire set in tiled hearth with painted wood surround. Radiator. Picture rail.

Shower Room: 6' x 5' 7" (1.80 x 1.70)

Painted wood panelling below dado height. Radiator. W.C. Corner wash basin. Corner shower with mains powered system and respotex to walls. Panelled ceiling with down lights. Window to rear.

Bathroom: 13' 1" x 6' 8" (3.40 x 2.03)

Painted wood panelling below dado height. Free standing roll top bath with shower attachment and ball and claw feet. Pedestal wash hand basin. W.C. Two windows to side.

Attic Floor Landing:-

Window at half landing. Storage cupboard. 1 single socket.

Bedroom 5: 8' 9" x 13' 2" (2.67 x 4.01)

Dormer window to front. Boarded fireplace. Radiator.

Bedroom 6: 10' x 10' 10" (3.05 x 3.30)

Dormer window to rear. Radiator. Boarded fireplace. Door to small box room.

Bedroom 7: 15' 3" x 9' 8" (4.65 x 2.95)

Dormer window to front. Boarded fireplace. Radiator.

Outside:-

Front formal walled garden with flags and railings. Rear walled lawned garden with flower beds, borders and mature cherry and apple trees. Attached single garage and store. Small rear yard.

Stevenson & Johnstone

solicitors and estate agents

General

Address:

ESKHOLM
Rosevale Street
Langholm
Dumfries & Galloway
DG13 0DS

Amenities:

Mains water, electricity and drainage. Oil fired central heating. Wood burning stove. Telephone connection.

Extras:

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

Council Tax:

Valuation Band F.

Entry:

By arrangement

Price:

Offers Over £300,000.00

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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