

# Stevenson & Johnstone

solicitors and estate agents

## FLAT 2 THE STABLES Lairds Entry Langholm



**Deceptively spacious 3 bedroomed first floor flat situated just off the High Street in the centre of Langholm convenient for all local amenities. The property requires some refurbishment and benefits from full double glazing and gas central heating throughout. Shared garden and patio area. EPC = E**

**Fixed Price £77,000.00**

### Features

**Entrance Hall. Living Room. Kitchen. 3 Bedroom. Bathroom. Double Glazing. Gas Central Heating. Shared Garden & Patio. Off Street Parking.**

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

Tel: 013873 80482  
Fax : 013873 81144  
Email: [enquiries@sandjlangholm.co.uk](mailto:enquiries@sandjlangholm.co.uk)  
Website: [www.sandjlangholm.co.uk](http://www.sandjlangholm.co.uk)

# Stevenson & Johnstone

solicitors and estate agents

## Entrance:-

Communal entrance door. Stairs to first floor landing. Walk-in storage cupboard housing electric meter. Entrance door.

## Hallway:-

Radiator. 1 single socket. Storage cupboard housing Worcester combi boiler. 2 x perspex roof lights. Central heating thermostat.



## Living Room: 18' 6" x 15' 2" (5.65 x 4.65)

Bright spacious living room with large picture window overlooking gardens. Radiator. 5 double sockets. T.V. socket. Telephone point. French doors to small balcony. Door to bedroom 1.



## Bedroom 1: 12' 8" x 11' 1" (3.85 x 3.35)

Radiator. Double glazed window to side. Fitted wardrobes and drawers to one wall. 1 double socket. 1 single socket.



## Kitchen: 12' 9" x 10' 2" (3.85 x 3.10)

Fitted floor and wall units. Stainless steel sink and drainer. Picture window to gardens. Gas hob. Eyelevel oven. Cooker hood. Integrated dishwasher. Plumbed for washing machine. Part tiles to walls. Radiator. 2 double sockets. 1 single socket.

## Bathroom:-

Wash hand basin. W.C. Corner bath with mains powered shower over. Gold bathroom fittings. Full tiles to walls. Double glazed window to front. Radiator. Storage cabinets.

## Bedroom 2: 10' 3" x 10' 6" (3.10 x 3.20)

Radiator. Double glazed window to front. 3 double sockets. 1 single socket.

## Bedroom 3: 13' 7" x 13' 3" (4.15 x 4.05)

Fitted wardrobes, dressers and bedside cabinets. Radiator. Double glazed window to front. 2 double sockets. 1 single socket.

## Outside:-

Shared paved patio and garden area. Off street parking for 2 cars.



# Stevenson & Johnstone

solicitors and estate agents

## General

### Address:

FLAT 2 THE STABLES  
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 are included in the sale price together with the oven, hob, cooker hood and dishwasher in the kitchen.

### Entry:

By arrangement

### Price:

£77,000.00

### 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.

---

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

Tel: 013873 80482  
Fax : 013873 81144  
Email: [enquiries@sandjlangholm.co.uk](mailto:enquiries@sandjlangholm.co.uk)  
Website: [www.sandjlangholm.co.uk](http://www.sandjlangholm.co.uk)