

Stevenson & Johnstone

solicitors and estate agents

KIRKTONHILL Bentpath Langholm



Desirable detached 2 bedroom cottage situated in an elevated position with the most stunning views over Bentpath and the surrounding hills. The dwellinghouse although currently utilised as a holiday cottage could be a tranquil permanent home for any countryside lover. There is full double glazing and electric panel heating throughout. To the front is a large lawn with gravelled shrub beds. Storage shed to the side. EPC = G.

Offers Over £130,000.00

Features

Entrance Hall. Living/Dining Room. Kitchen. Bathroom. 2 Double Bedrooms. Garden. Storage Shed. Electric Heating. Full 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:-

Upvc entrance door and glazed side panel to hallway. Original wood floor partially painted partial runner carpet. Storage cupboard housing water tank. Two windows to rear. 1 double socket.



Living/Dining Room: 17' 7" x 14' 5" (5.10 x 4.40)

Open fire set on tiled hearth with stone built surround and log storage area. Wood mantle. Wood panelling to chimney breast. Wood flooring. Shelved recess with cupboard below. Serving hatch to kitchen. Wall lights. Electric panel heater. 1 double socket. 3 single sockets. Telephone point. Large picture window to front overlooking Bentpath, the Esk Valley and surrounding hills. Windows to side and rear. French doors to front lawn.



Kitchen: 12' 6" x 9' 5" overall (3.80 x 2.90)

Fitted floor and wall units to one wall. Stainless steel sink and drainer set in base unit. Window to front with the same stunning views over the valley. Two built-in storage cupboards. Serving hatch to living room. Cooker point. 3 single sockets. 1 double socket. Strip light to ceiling.

Bathroom: 7' 8" x 10' 9" overall (2.35 x 3.25)

Carpet to floor. Bath. W.C. Wash hand basin. Part tiles to walls. Electric chrome ladder radiator. Shaver point. Opaque window to front.



Bedroom 1: 10' 8" x 14' 9" (3.25 x 4.50)

Built-in wardrobe. Electric panel heater. Wood floor. 2 single sockets. Window to front with open views over the valley and surrounding hills.

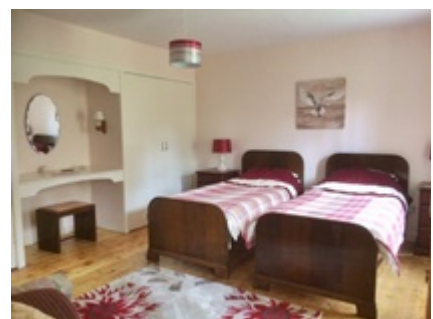


Bedroom 2: 14' 7" x 14' 4" (4.40 x 4.35)

Wood flooring. Built-in double wardrobes and vanity unit to one wall. Electric panel heater. 2 double sockets. 2 windows to rear.

Outside:-

The driveway leads to the rear of the property. Adjoining storage shed. To the front is a large lawn area with gravel shrub beds. Stunning views. Bounded by stock fence and stone dyke.



Stevenson & Johnstone

solicitors and estate agents

General

Address:

KIRKTONHILL
Bentpath
Langholm
Dumfries & Galloway
DG13 0NH

Amenities:

Mains water and electricity. Private septic tank drainage. Full double glazing.

Extras:

All furnishings throughout the property are available for purchase under separate negotiation.

Council Tax:

Valuation Band D.

Entry:

By arrangement

Price:

Offers Over £130,000.00

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.

Directions:

From Langholm follow the B709 for 4 miles. At Bentpath take a right turn down through the hamlet and over the bridge. Turn immediately to the right and follow the road past the church and past a large White House on the left. There is a mausoleum on the right and just past it there is a steep driveway on the left. Up this driveway Kirktonhill is the first cottage on the left.

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