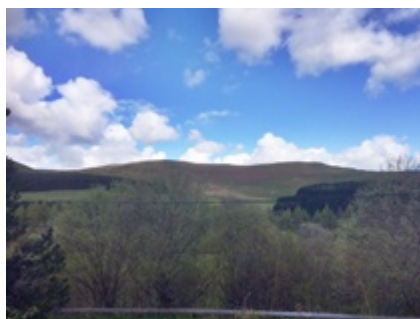


# Stevenson & Johnstone

solicitors and estate agents

## MIDKNOCK COTTAGE Westerkirk Langholm



**Traditional stone built 2 bedroom country cottage situated in an elevated position with views over the Westerkirk Valley. The property sits in large garden grounds with a detached garage, storage shed and timber workshop/studio. It is ideally located for all countryside activities, walking, cycling, fishing etc. and the town of Langholm is only 5 miles drive away where all local amenities can be found. EPC = C.**

**Offers Over £160,000.00**

### Features

**Entrance Hall. Living Room. Second Reception Room. Kitchen. Inner Hall. 2 Double Bedrooms. Shower Room. Garage. Storage Shed. Timber Shed and Log Store. Timber Built Workshop/Studio. Full Double Glazing. Renewable Bio Mass Central Heating.**

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 Hall:-

Composite entrance door to hallway. Slate tiles to floor. Painted wood panelling below dado height. Coat hanging facilities. 1 single socket. Open through to kitchen. Wood/glass panel door to inner hall.

## Kitchen: 12' 5" x 10' 7" (3.80 x 3.20)

Fitted floor units. Wall mounted plate rack. Wall mounted shelves. Free standing larder cupboard. Integrated fridge. Plumbed for washing machine. Slate tiles to floor. One and half composite sink and drainer. Two windows to side. Floor standing bio mass stove. Cooker point. 3 double sockets. 1 single socket.



## Inner Hallway:-

Wood flooring. Radiator with decorative cover. Airing cupboard housing hot water tank. Storage cupboard. Central Heating thermostat. 1 single socket.



## Living Room: 12' 3" x 15' 7" (3.75 x 4.75)

Multi fuel stove set on slate hearth with stone surround and mantle. Wood flooring. Windows to front. 2 radiators. 2 double sockets. 1 single socket. Telephone and broadband connection. Door to second reception room. Walk-in cupboard with shelves, 1 single socket. electric meter, loft access and window to front.

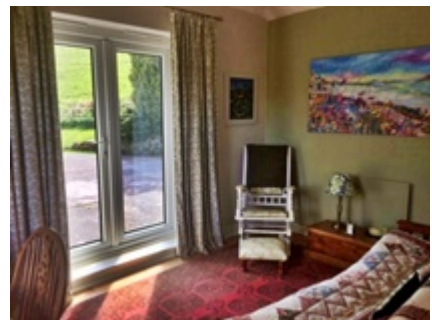


## Second Reception Room: 9' 10" x 12' 7" (2.10 x 3.85)

Wood flooring. Window to front. French doors to garden. Radiator. 2 single sockets. Electric wall panel heater.

## Bedroom 1: 12' 2" x 13' 10" (3.75 x 4.20)

Window to front. Carpet to floor. Radiator. 3 single sockets. Built-in wardrobe.



## Bedroom 2: 10' 4" x 9' 4" (3.15 x 2.85)

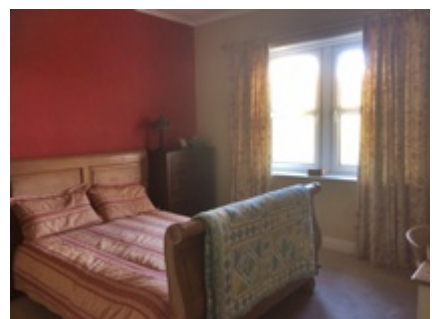
Window to rear. Radiator. 2 single sockets. 1 double socket. Carpet to floor. Built-in wardrobe.

## Shower Room: 6' 10" x 6' 9" (2.05 x 2.05)

Painted wood panelling below dado height. Corner shower with electric shower system and tiles to walls. Wash hand basin. W.C. Chrome ladder radiator. Opaque window to rear. Painted wood ceiling. Vinyl to floor.

## Garage:-

Detached garage with double doors. Power. Window to rear. Adjoining storage/store room.

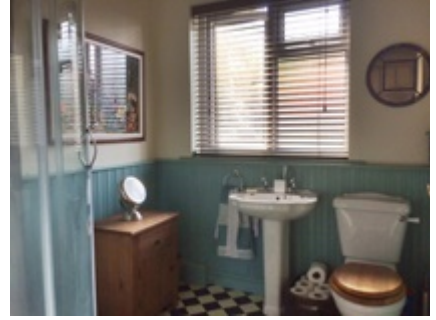


**Workshop/Studio: 11' 5" x 9' 4" (3.50 x 2.80)**

Timber built and insulated. Two windows. Poly carbonate panelled entrance doors. 3 double sockets.

**Garden:-**

Wooden entrance gate. Driveway leads up to house with grass lawn, mature shrub borders and bushes either side. Parking to front and side. Patio area. Sloped lawn to front with paved pathway. Timber storage shed. Outdoor spring fed water tap. Log store.



# Stevenson & Johnstone

solicitors and estate agents

## General

### Address:

MIDKNOCK COTTAGE  
Westerkirk  
Langholm  
Dumfries & Galloway  
DG13 0PD

### Amenities:

Mains water and electricity. Septic tank drainage. Renewable Bio Mass Heating. Multi-fuel stove. Telephone and broadband connection.

### Extras:

All curtain, blinds, light fittings and fitted carpets are included in the sale price together with the integrated fridge and the free standing larder cupboard in the kitchen. Other items of furnishings are for sale under separate negotiation.

### Council Tax:

Valuation Band D.

### Entry:

By arrangement

### Price:

Offers Over £160,000.00

### 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 to Bentpath. Once through the village Midnock Cottage is the first property on the left hand side. A driveway leads up from the main road.

### Services:

There is a renewable energy bio mass heating system serves the property. This generates an income of £1,800 annually, is index linked and still has another 4.5 years to run.

### 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.