

# Stevenson & Johnstone

solicitors and estate agents

## SORBIE COTTAGE Ewes Langholm



**Traditional 3 bedroom country cottage modernised and extended to form an ideal family home with full double glazing, wood burning stove and oil fired central heating. The property is situated well back from the road within a 4 mile drive of Langholm where all amenities can be found. Boasting stunning views over the surrounding countryside the cottage has lawns and mature gardens to the front and rear together with two large storage sheds, a greenhouse and a double carport. EPC = E.**

**Offers Over £240,000.00**

### Features

**Vestibule. Hallway. Living Room. Kitchen. Dining Area. Sun Room. Bathroom. 3 Bedrooms. Wood Burning Stove. Full Double Glazing. Oil Central Heating. Large Garden. Chicken Run. Double Car Port. Parking Area. Two Storage Sheds. Green House.**

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

Tel: 013873 80482  
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## Entrance Vestibule:-

Upvc entrance door to vestibule. Carpet to floor. Window to side. Upvc door to inner hallway



## Inner Hallway:-

Carpet to floor. Coat hanging facilities. Window to side. Built-in storage cupboard. Radiator. Central heating thermostat. Access to partially floored attic space.

## Living Room: 13' 10" x 14' 8" (4.20 x 4.50)

Wood burning stove set on tiled hearth with solid wood mantle. Storage cupboard to side. Window to front. Radiator. 4 double sockets. T.V. point. Telephone socket. Wooden stable style door to kitchen. Wood/glass panelled door to sun room.



## Kitchen: 16' 4" x 8' 7" overall (4.95 x 2.60)

Galley style kitchen in white with fitted floor and wall units, wood worktops and tiled splash backs. Carpet to floor. Two windows to the front and side. Cupboard above door housing electric meter. Slot-in electric cooker. Cooker hood. Washing machine. Dishwasher. Under counter fridge and freezer. Belfast sink with mixer tap. Cooker point. 3 double sockets. 1 single socket. Access to loft. The kitchen is open through to dining area.



## Dining Area: 9' 5" x 9' 8" (2.90 x 2.95)

Carpet to floor. Large window to side. Portal window to rear. Radiator. Central heating controls. 2 double sockets. Open through to sun room.



## Sun Room: 19' 5" x 10' (5.95 x 3.05)

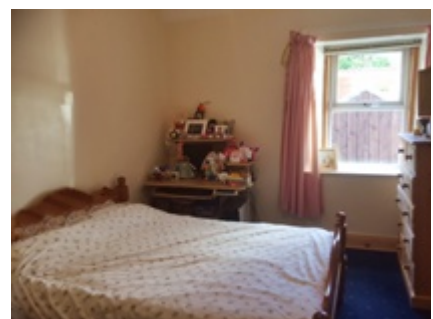
Three large double windows to rear. French doors to rear garden. Radiator. Wall lights. 4 double sockets. T.V. point. Telephone socket. Wood/glass door to living room.

## Bathroom: 5' 4" x 8' 8" (1.60 x 2.70)

Bath with mains shower over and shower screen. Wash hand basin and W.C. set in vanity units with cupboards. Tiles to all walls. Respotex to ceiling. Linoleum to floor. Extractor fan. Down lights to ceiling. Chrome ladder style radiator.

## Bedroom 1: 16' 2" x 9' 6" (4.95 x 2.90)

Carpet to floor. Large double window to front. Window to side. 1 single socket. 1 double socket. Radiator. Telephone points.



## Bedroom 2: 13' 7" x 9' 6" (4.15 x 2.90)

Carpet to floor. Window to rear. Built-in wardrobe. Radiator. 1 double socket. T.V. point.

**Bedroom 3: 13' 6" x 7' 8" (4.15 x 2.35)**

One step up into room. Carpet to floor. Window to front. Radiator. 1 double socket.

**Front Garden:-**

Driveway leads from main road up to the property. Lawn and raised vegetable plot. Chicken run. Gravelled area provides parking for several vehicles. Paved pathway to one side of house leading to the rear. Driveway continues around far side of house to the rear.

**Rear Garden:-**

To the rear is a large gravelled area providing further parking. Block built and painted double car port and 2 storage sheds with Perspex roof. Greenhouse. Outdoor combi oil boiler. Oil tank. Coal bunker. Outdoor water tap. Steps up to rear garden. Tiered lawns, mixed shrub borders and mature trees and bushes. Rylock boundary fencing.





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## General

### Address:

SORBIE COTTAGE  
Ewes  
Langholm  
Dumfries & Galloway  
DG13 0HH

### Amenities:

Mains water and electricity. Septic tank drainage. Oil fired central heating. Full double glazing. Telephone connection. Mains wired smoke alarms.

### Extras:

All blinds, 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:

Offers Over £240,000.00

### 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 head North on the A7. After about 3 miles there is a turning to the left signposted for Eskdalemuir. Staying on the A7 around 200 yards past this turning you will find Sorbie 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.

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