

Stevenson & Johnstone

solicitors and estate agents

THE OLD MANSE Main Street Lockerbie



Detached 4 bedroom villa of traditional construction in prime location in the centre of Lockerbie. The property is in excellent condition throughout and benefits from a large garden to the rear with substantial stone built garage/shed and courtyard offering off street parking. EPC = E

Offers Over £252,000.00

Features

Hallway. Living Room. Sitting Room. Kitchen. Dining Room. 2 x Toilets. Utility Room. 4 Bedrooms (1 en-suite). Family Bathroom. Detached Garage and Storage Sheds. Large Garden Ground. Parking Area. Gas Central Heating. Full Double Glazing.

Property Shop
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Entrance Hall:-

Large solid wood entrance door. Cupboard housing electric meter and fusebox. Radiator. Central heating controls. 1 double socket. Painted wrought iron staircase with wood banister.

Sitting Room: 15' 1" x 15' 2" (4.55 x 4.60)

Gas fire set on stone hearth. 2 radiators. Double glazed window to front. Arched recess with storage cupboards below. 4 double sockets.



Living Room: 16' 3" x 15' 1" (4.95 x 4.55)

Gas fire set in marble hearth with central mirror and ornamental dark wood surround. Brass fender. Double glazed window to front. Original cornice to ceiling. Wall lights. Shelves storage cupboard. 2 radiators. 5 double sockets. Television socket. Telephone point.



Rear Hall:-

Radiator. Sliding door leading to W.C. and wash hand basin. Glass panelled door to rear garden.

Dining Room: 17' 8" x 11' 2" (5.40 x 3.40)

Open fire set in brick built surround with tiled hearth and wood mantle. Wall lights. Radiator. 2 double sockets. Double glazed window to rear garden. Sliding door to kitchen.



Kitchen: 14' 10" x 14' 14" (4.50 x 4.30)

Fitted floor and wall units. Large double glazed window to garden. Integrated dishwasher. Parkinson Cowan free standing gas cooker. One and half composite sink and drainer. 4 double sockets. 3 single sockets. Cooker point. Central heating controls. Tiles to part walls. Radiator. Quarry tiles to floor. Upvc door to utility room.

Utility Room: 13' 7" x 5' 8" (4.15 x 1.75)

Fitted floor and wall units. Stainless steel sink and double drainer. Plumbed for washing machine. Vented for tumble dryer. Clothes pulley. Double glazed window to rear garden. 3 double sockets. Upvc door to rear garden.



First Floor Landing:-

Split landing to front and rear of property. Skylight with decorative inner glass panel. 2 double sockets. Wall lights. Mains powered smoke alarm.

Master Bedroom: 15' x 14' 9" (4.55 x 4.50)

2 radiators. Double glazed window to front. Decorative cornice to ceiling. 4 double sockets. T. V. point. Door to en-suite shower room. Open walk-in shower enclosure. Mains powered shower system. Respotex to walls. Wash hand basin set in vanity unit. Access to floored attic - fully insulated. Door to hallway.



Bedroom 2: 14' 10" x 14' 5" (4.50 x 4.40)

Double glazed window to front. Radiator. Wash hand basin set in vanity unit. Storage cupboard with hanging space. 4 double sockets.

Toilet:-

Wash hand basin. W.C. Wood panelling to walls and ceiling. Radiator. Obscure double glazed window to rear.

Family Bathroom:-

Bath with electric shower over. Bath screen. W.C. Wash hand basin. Airing cupboard with louvre doors. Radiator. Tiles to walls.

Bedroom 3: 17' 6" x 8' 6" (5.35 x 2.60)

Radiator. 2 double glazed windows to rear. Wash hand basin set in vanity unit. 4 double sockets.

Bedroom 4: 8' 7" x 13' 7" (2.60 x 4.15)

Double glazed window to side. Radiator. Access to loft space. 3 double sockets. T.V. point.

Outside:-

Entrance to the front is by a wrought iron gate set in a low stone wall and wrought iron fencing. Block paved pathway leads around front of property with various shrub and flower beds. To the side is a high white washed wall with an opening leading to a large tarmac parking area. Stone built and white washed garage and storage sheds. Garage: 26' 5" x 17' 3" (8.05 x 5.25) Double garage with electric up and over door. Power points. Water tap. Side door. 2 adjacent storage sheds one with power points and light. To the rear of the property is a large lawn edged with established shrub and flower beds. Outdoor lights. Out door water tap.



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General

Address:

THE OLD MANSE
Main Street
Lockerbie
Dumfries & Galloway
DG11 2DQ

Amenities:

Mains water, electricity, gas and drainage. Full double glazing. Gas central heating.

Extras:

All light fittings, curtains, blinds, carpets and floor coverings are included in the sale price together with the built-in dishwasher and Parkinson Cowan gas cooker in the kitchen.

Council Tax:

Valuation Band F.

Entry:

By arrangement

Price:

Offers Over £252,000.00

Viewing:

By arrangement with the selling agents Stevenson & Johnstone (Tel: 013873 80482) or with the vendor Mr. Jamieson (Tel: 01576 202469).

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.