



BANNERMANBURKE

PROPERTIES LIMITED



Mill on the Hill Cemetery Road, Langholm, DG13 0LH
Offers Over £118,000

 4  3  2  D



- HALLWAY
- DINING KITCHEN
- FAMILY BATHROOM
- SEPARATE WC
- GARDEN AND PARKING
- SITTING ROOM
- FOUR DOUBLE BEDROOMS
- ENSUITE BATHROOM
- OIL CH
- EPC RATING D

Viewing comes highly recommended of this semi rural 4 bedroom mid terraced family home forming part of a large converted house with off street parking, small private garden and large communal gardens. In need of a degree of renovation for any purchaser to put their own stamp on it. Located less than a five minute drive to the main street of Langholm where all local amenities are available.

THE PROPERTY

Substantial family home with dining kitchen, living room, double bedroom and bathroom located on the ground floor and the remaining three bedrooms (one with ensuite bathroom) and WC located on the upper level. Storage is excellent throughout and the accommodation is well appointed and spacious. The large dining kitchen has a good range of floor and wall units with plenty of work surface space along with a generous dining area. The living room is located to the front, over looking the garden and is bright and airy. All bedrooms are doubles and both bathrooms are a very good size with the added benefit of a separate WC on the upper landing.

ROOM SIZES

- Sitting Room 4.91 x 3.80
- Dining Kitchen 4.83 x 5.22
- Downstairs Bedroom 3.61 x 3.36
- Bathroom 2.82 x 3.22
- WC 2.62 x 1.25
- Master Bedroom 4.08 x 3.82
- Ensuite 1.94 x 2.43
- Bedroom 3.59 x 3.33
- Bedroom 4.04 x 3.19

EXTERNALLY

There is an allocated parking space with this property along with a small private area of garden to the rear (on the entrance side) and large communal gardens to the front.

DIRECTIONS

Leaving Langholm travelling South towards Carlisle, take a right on to Cemetery Road after the bridge and travel up the hill where the property sits on the left hand side.

SERVICES

Septic tank drainage, mains water, oil and electricity.

SALES INFORMATION

"The Home Report valuation on this property is 145,000.00. Details of the Home Report can be accessed at:- www.packdetails.com using the postcode DG13 0LH Reference 736198

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

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