

**Langholm**

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## 4 Rosomond Court, Gretna

DG16 5JY

**Offers Over £110,000**



4 Rosomond Court is a 2 bedroomed semi-detached dwellinghouse brought to the market in immaculate condition simply turn the key and move in. Having been recently modernised the property benefits from a new fitted kitchen and bathroom, new double glazing and a wood burner in the living room. There is a fenced garden area and off street parking to the front and from the kitchen there are patio doors leading into a well maintained and presented fully enclosed garden at the rear. The property is located in a peaceful cul-de-sac within the popular town of Gretna within easy walking distance of all local amenities.



# 4 Rosomond Court, Gretna

DG16 5JY

Offers Over £110,000

Ground Floor  
Entrance Vestibule  
Living Room  
Kitchen/Diner

First Floor  
Two Double Bedrooms  
Bathroom

Outside  
Fenced Garden to the Front  
Off Street Parking  
Fully Enclosed Garden to the Rear  
Patio Area  
Garden Shed

#### Situation

Gretna is just 2 miles from the Scottish/England border and gives easy access to major road links North and South. Gretna Green is famous for tying the knot and caters for thousands of eloping couples every year. It is an ever growing tourist spot with the historic Gretna Green Famous Blacksmith's Shop and in recent years a developing retail outlet village Caledonia Park (formerly Gretna Gateway). The town has a number of hotels and places to stay as well as places to eat. Local shops and small retail units including pharmacy line Central Avenue and the railway station is a short walk from the town.

#### Description

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#### Fixtures and Fittings

All light fittings, blinds, carpets and floor coverings throughout the property are included in the sale price.

#### Services

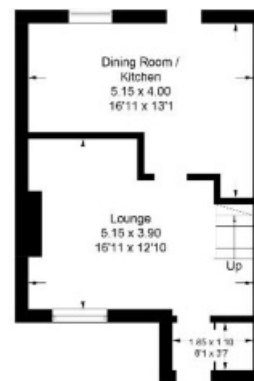
Mains gas, electricity, water and drainage.

#### EPC

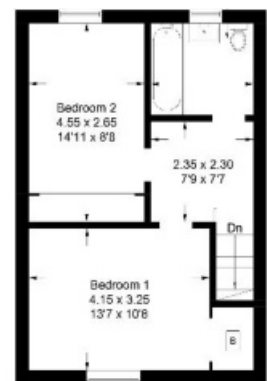
C.

#### Council Tax

B.



Ground Floor



First Floor

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Full members of:

