



Three bedroom detached bungalow with generous gardens and single integral garage

1 Rosebank Court, Gretna, DG16 5LF

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Property Details

1 Rosebank Court, Gretna, DG16 5LF

Offers over
£270,000

Description

Three bedroom detached bungalow with flexible layout, generous gardens and integral garage situated on a pleasant cul-de-sac in the heart of Gretna.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,
CA6 5LY





KEY FEATURES

- Three bedroom detached bungalow constructed in 1991
- Generous living room with large window and open fire
- Open plan kitchen/dining room with integrated cooking appliances
- Master bedroom with dressing area and en-suite shower room
- Double glazed conservatory with lovely views of the rear garden
- Oil central heating
- Large wraparound gardens with front and back lawns, mixture of mature trees and hedges and greenhouse/shed
- Double driveway and integral garage
- Situated on a pleasant cul-de-sac in the heart of Gretna
- No chain

Situation

1 Rosebank Court is located in the heart of Gretna, close to good road links. Carlisle is only around 10 miles to the south with the Lake District a further 45 minutes beyond. Nearby M74/M6 connects Scotland with the Northwest of England. Gretna and Carlisle train stations also offer services to Glasgow, Newcastle, Manchester and London. The property is within walking distance to local amenities, walks and Caledonia Park, which offers an excellent range of shopping choices. Primary schooling is available at nearby Gretna Primary with secondary schooling at the local town of Annan. Private education is also available at Austin Friars in Carlisle.



Built in 1991, 1 Rosebank Court is a well constructed detached bungalow with flexible layout, spacious accommodation and gardens. The property requires some cosmetic upgrading but offers a rare opportunity to purchase a bungalow situated on a pleasant cul-de-sac in the heart of the historic town of Gretna.

The Accommodation

The front door opens to a spacious entrance vestibule with radiator and plenty of storage for coats and shoes. A glass panelled door provides access to the main hallway where you'll find a useful storage cupboard and doors leading to the rest of the property. The living room enjoys pleasant views of the front lawn and drive through a large window as well as benefiting from an open fire with light fittings either side of the chimney breast.



This generous sized room is perfect for entertaining. The open plan kitchen/dining area is also an excellent well laid out room including ample space for a large dining table and kitchen area complete with breakfast bar/seating area, plenty of fitted wall and floor units, integrated double electric oven, integrated electric hob and two and half bowl stainless steel drainer sink with mixer tap. A double glazed conservatory was added to the property around 2004 complete with hard wood flooring. The conservatory enjoys lovely and private views of the well landscaped gardens to the back of the property. There is a useful utility room also off the kitchen with some additional cabinets and sink with plumbing for a washing machine. The kitchen and utility room both have tiled floors.



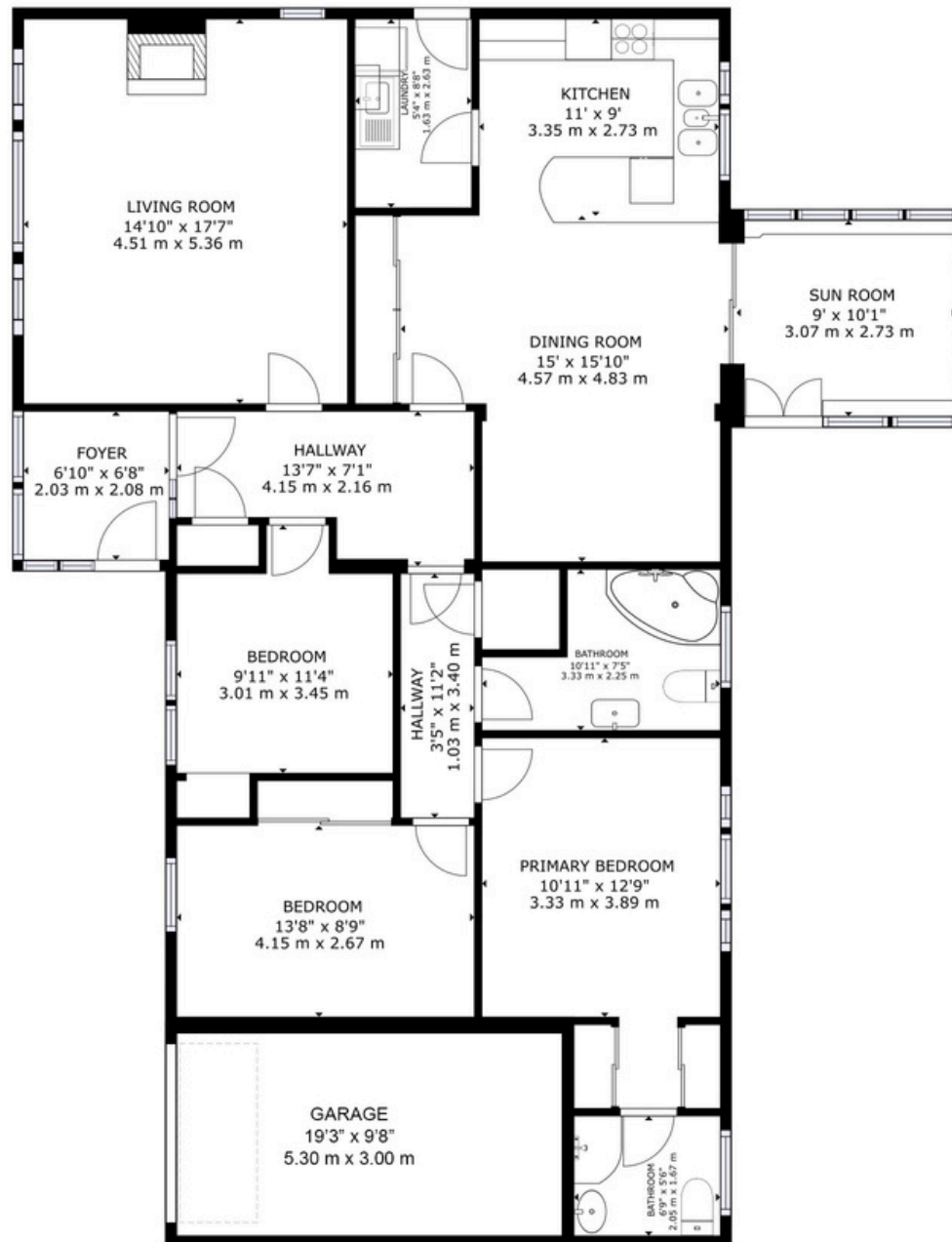
There are three generous sized double bedrooms, all carpeted with the two largest bedrooms boasting built-in wardrobes with sliding mirror doors. The master bedroom also boasts a fantastic en-suite shower room complete with partially tiled walls, WC, white hand basin with large mirror and shower cubicle with electric shower and curved shower screen. The family bathroom features a large, corner bath with white tile splashbacks, WC and white hand basin with mixer tap. There is scope to extend the bathroom by incorporating the cupboard space in the hallway for a walk-in shower if desired.



Externally the property is situated on a pleasant cul-de-sac with a total number of five detached bungalows. There is a lovely front lawn with a mixture of mature trees and bushes and brick paved double driveway leading to the integral single garage which offers excellent additional storage or parking. The gardens are bordered with fencing and hedging, offering plenty of privacy. The back garden is primarily laid with grass including a variety of mature trees and divided from the main house with a paved path and loose stone border. There are outdoor lights situated around the edge of the garden and a loose stone section where the previous owners have erected a greenhouse and built a raised bedding area for growing vegetables. Whilst enjoying the gardens of 1 Rosebank Court, you almost forget you're in the heart of Gretna due to how private they are.







GROSS INTERNAL AREA
 FLOOR 1: 1470 sq ft, 136.52 m²
 TOTAL: 1470 sq ft, 136.52 m²
 GARAGE: 171 sq ft, 15.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: E

Broadband: Standard

Services: 1 Rosebank Court is serviced by mains water supply, mains electricity, mains drainage and oil central heating.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band E.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

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