



26 Falcon Drive, Gretna, DG16 5JU

Offers Over £185,000





## 26 Falcon Drive, Gretna, DG16 5JU

- Spacious, three bedroom semi-detached house
- Generous living room with gas fire and upgraded usb sockets
- Modern, immaculate kitchen with a range of integrated appliances
- Lovely and peaceful sun room with sliding doors to patio
- Driveway and integrated single garage
- Extensive, well maintained rear garden with lawn, vegetable plot, raised beds and workshop/studio
- Excellent family home
- Ideal for first time or second time buyers

Spacious and versatile, three bedroom semi-detached house with integrated single garage and beautiful rear garden with studio/workshop, situated on a pleasant road in the historic town of Gretna.

**Council Tax Band:** D

**Tenure:** The Heritable (Scottish equivalent of Freehold)

**EPC Energy Efficiency Rating:** C





Spacious and versatile, three bedroom semi-detached house with integrated single garage and beautiful rear garden with studio/workshop. Situated on a pleasant road in the historic town of Gretna, this property is ideal for first time or second time buyers.

### **The Accommodation**

26 Falcon Drive has been perfectly maintained and modernised, offering a stunning home which is ready to move into. The living room is flooded with light in the morning from the large window on the front elevation, has ample room for day-to-day living and features a relatively new gas fire. The living area flows to the rear of the house through double, glass oak doors welcoming you to this amazing, open plan kitchen/dining area and sun room.

The kitchen, fitted in 2020, features a range of integrated appliances including double oven, integrated fridge, dishwasher, NEFF induction hob with down draft extractor and a range of spacious wall and floor units including a corner unit with pull out pan drawers.

The kitchen is light grey, finished with Quartz granite worktops and a 1 ½ bowl deep sink with QUOOKER boiler water tap which overlooks the rear garden. The sun room was added to the property in the early 90s and has since, been a lovely addition to the property with sliding doors which step straight out onto the patio and peaceful views of the garden, enjoying the south facing sun.





A utility room with plumbing for additional white goods, and doors off to the garage and back garden completes the ground floor. Upstairs there are two good sized double bedrooms, one of which features excellent fitted wardrobes with internal lights and inside mirror on one of the doors. There is a smaller bedroom, with built in cupboard which would fit a single bed, perfect for younger children. Additionally it would make a superb office. The family bathroom, with tiled walls and flooring, features a bath tub with mains shower, wash hand basin with vanity unit and mirror above, towel rail and w.c. There is also access to the attic space from the first floor landing with pull down ladders. The attic is partially boarded.

### **Outside**

The front of the property has a lovely, brick paved driveway and sections of bedding for planting/potting. There is also on-street parking available for guests. The single garage is integrated, with property hipped tile roof and makes an excellent space for parking or storage. At the back of the house is a nice patio and seating area.

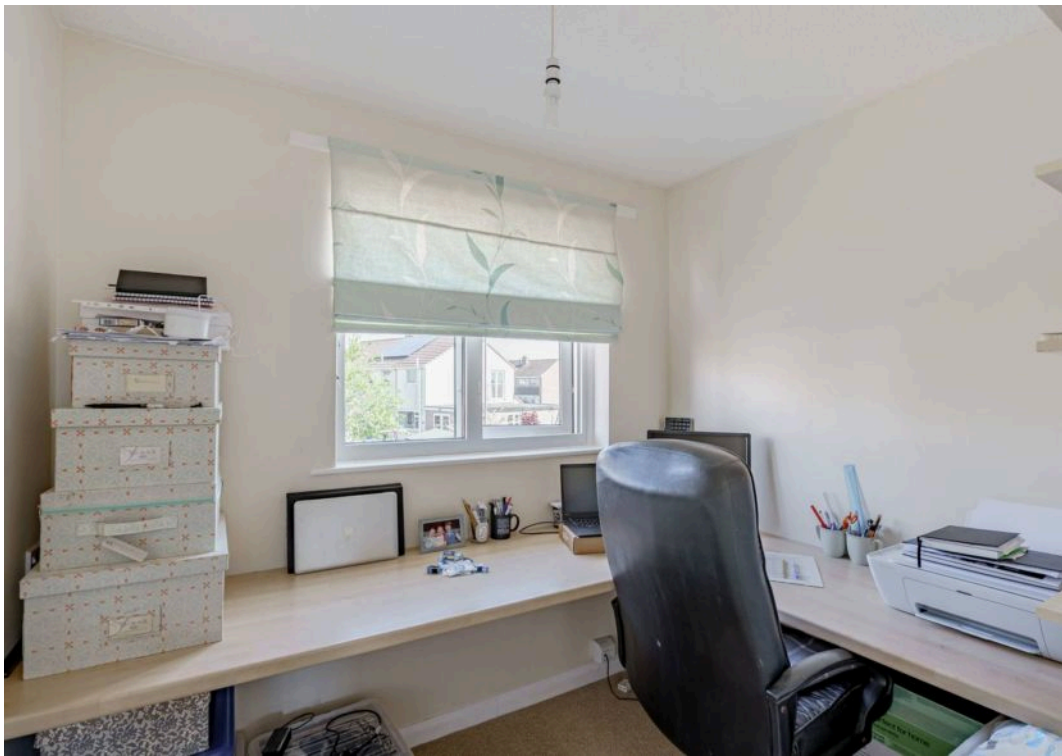
The middle of the garden features a lawn and drying green with raised flower beds and at the back is a small vegetable plot. There is a fantastic studio/workshop at the back of the garden which is fully insulated with double glazed door and window and electricity supply offering a variety of uses.







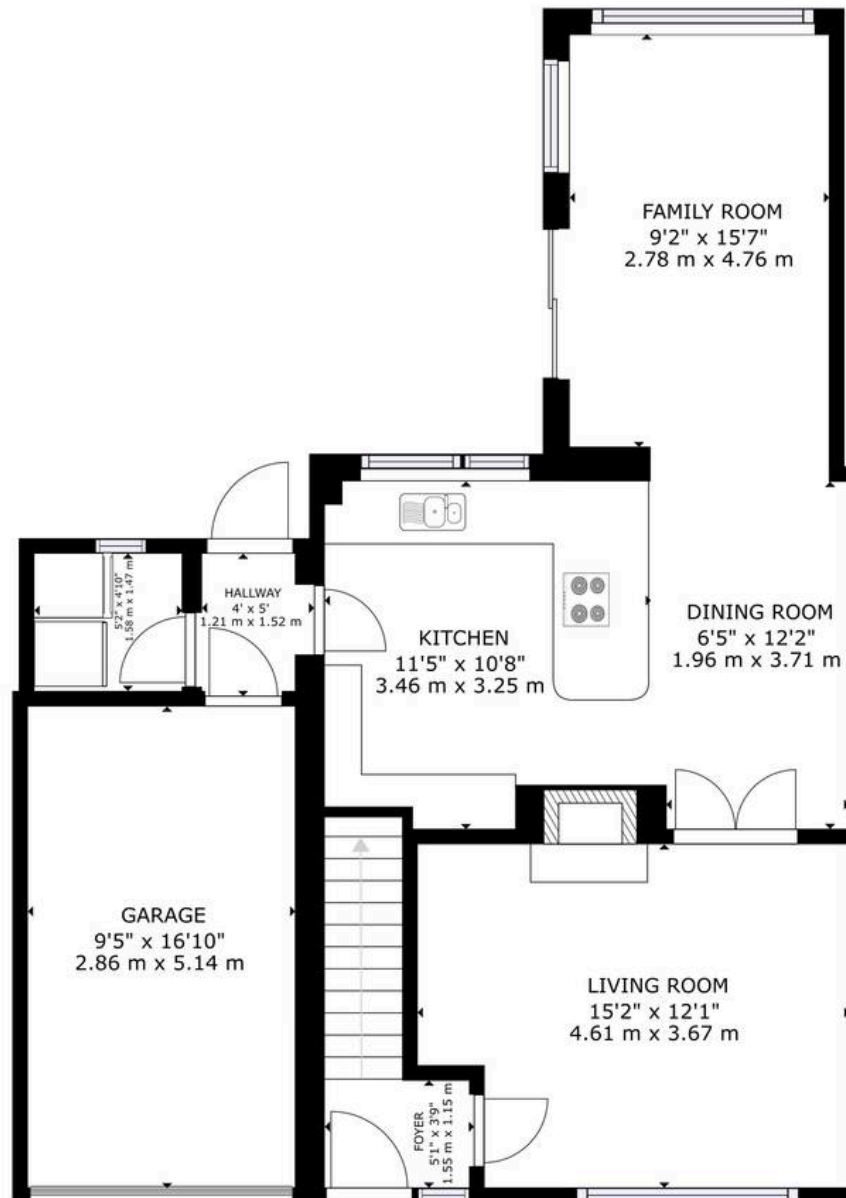








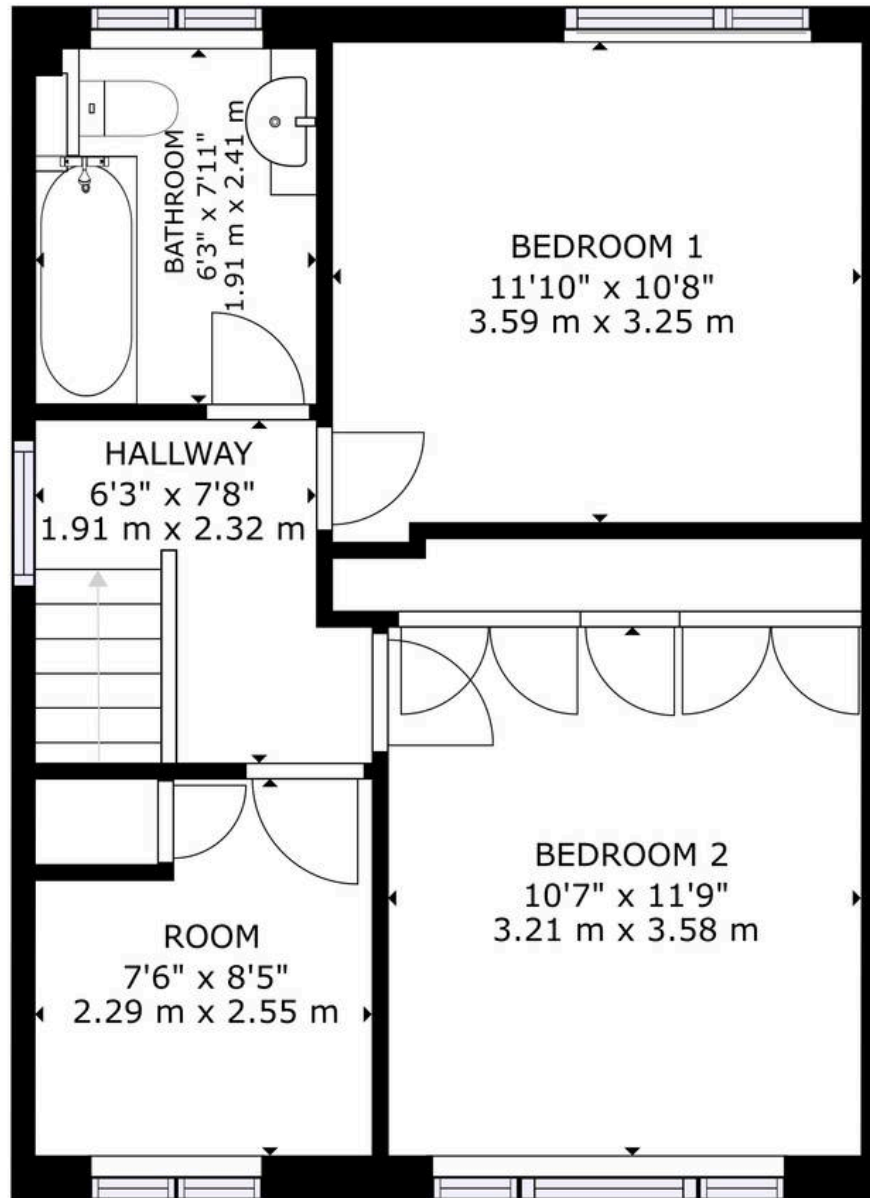




FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 663 sq ft, 61.57 m<sup>2</sup>, FLOOR 2: 468 sq ft, 43.47 m<sup>2</sup>  
 EXCLUDED AREA; GARAGE: 158 sq ft, 14.71 m<sup>2</sup>  
 TOTAL: 1131 sq ft, 105.04 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 663 sq ft, 61.57 m<sup>2</sup>, FLOOR 2: 468 sq ft, 43.47 m<sup>2</sup>  
 EXCLUDED AREA; GARAGE: 158 sq ft, 14.71 m<sup>2</sup>  
 TOTAL: 1131 sq ft, 105.04 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## **General Remarks & Stipulations**

**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:** C

**Broadband:** Standard broadband is available and there is good mobile coverage available.

**Services:** 26 Falcon Drive is serviced by mains water supply, mains electricity, mains drainage and gas 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 D.

**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](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://facebook.com/cdrural) and Instagram on [@cdrural](https://instagram.com/cdrural).

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.





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