



4 Curlew Rise, Gretna, DG16 5LB

Offers Over £180,000

**C&D Rural**



## 4 Curlew Rise, Gretna, DG16 5LB

- Spacious, three bedroom semi-detached house
- Modern, immaculate kitchen with a range of integrated appliances and breakfast bar
- Generous living room
- Master bedroom with en-suite
- New combi boiler recently installed
- Modern fixtures and fittings
- Extensive driveway
- Integral garage with double doors
- Detached studio in rear garden
- Ideal for first time or second time buyers

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

**Council Tax band:** D

**Tenure:** Freehold

**EPC Energy Efficiency Rating:** C

**C&D Rural**





Spacious and versatile, three bedroom semi-detached house with integral single garage and generous rear garden with detached gym/workshop. Situated in a desirable part of Gretna, this property is ideal for first time or second time buyers.

### **The Accommodation**

4 Curlew Rise is a spacious family home which has been lovingly maintained and modernised, offering the ideal home in turnkey condition. The living room is a generous size featuring a stone fireplace with gas fire, laminate flooring and bay window. The property has been tastefully decorated and features oak doors throughout. The kitchen was fitted only a few years ago, featuring a breakfast bar and modern floor and wall cabinets incorporating a dishwasher, Zanussi electric oven and induction hob, deep sink with mixer tap and pleasant views of the rear garden. Smart led lights have been installed which are controlled by Alexa and there is a useful storage cupboard. There is access from the kitchen directly into the integral garage which has been adopted as an utility room with plenty of space for additional white goods or general storage. There are double doors at the rear of the garage which step out onto the rear patio.





On the first floor you'll find three good size bedrooms. The primary bedroom above the garage is a comfortable double, complete with ensuite shower room. The shower room features a corner shower cubicle with mains fed shower and curved glass screen, WC and hand wash basin with mirror cabinet above. At the top of the stairs there is a modern and sleek family bathroom, refurbished last year, with tiled walls, three piece suite including a bath with mains fed shower above and glass screen, towel rail and touch screen wall mounted mirror. The bedroom on the front benefits from two built-in storage cupboards.

Externally there is an extensive driveway at the front of the property. There is also on-street parking available for guests. Double doors provide access to the integral garage. At the rear of the property there is a generous garden with 6ft fencing for privacy, paved patio for outdoor dining and a separate lawn. There is a detached former garage which would serve as an excellent workshop/studio space. It is currently being used as a home gym. Behind you'll find a raised hot tub area and the owners are prepared to sell the hot tub by separate negotiation. This is an excellent family home and viewings are highly recommended to appreciate everything this property has to offer.

### **Situation**

4 Curlew Rise 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.















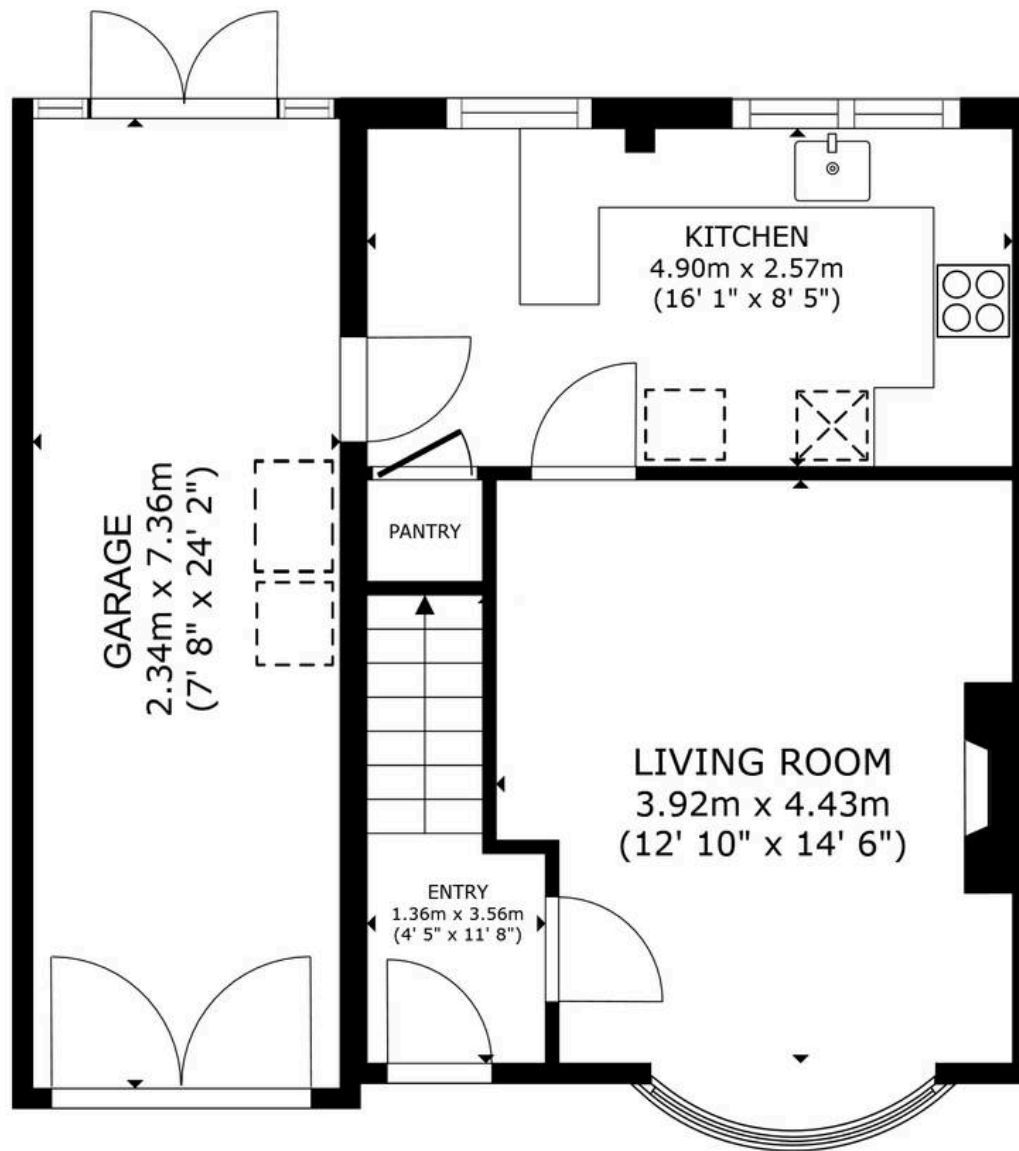








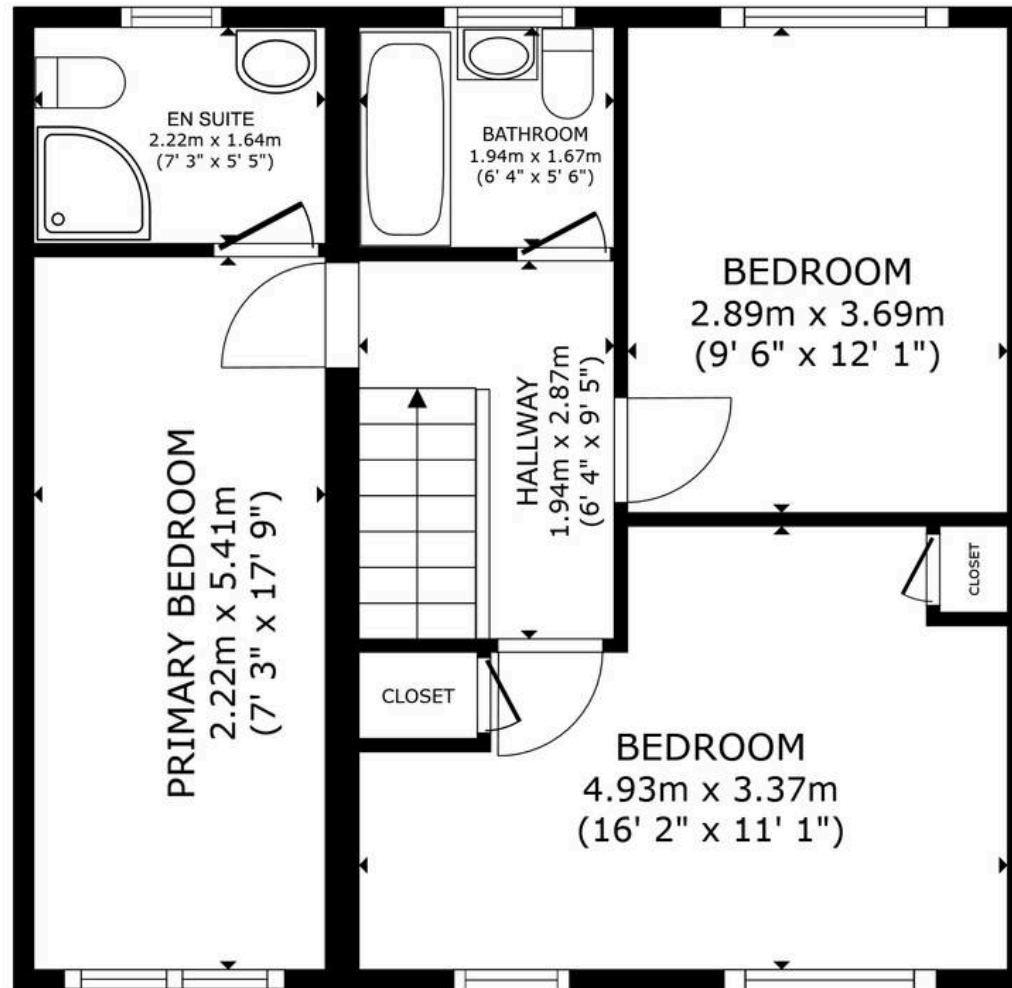




FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 54.3 m<sup>2</sup> (584 sq.ft.) FLOOR 2 52.9 m<sup>2</sup> (569 sq.ft.)  
 TOTAL : 107.2 m<sup>2</sup> (1,153 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 54.3 m<sup>2</sup> (584 sq.ft.) FLOOR 2 52.9 m<sup>2</sup> (569 sq.ft.)  
 TOTAL : 107.2 m<sup>2</sup> (1,153 sq.ft.)  
 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:** FTTC is available and there is good mobile coverage available.

**Services:** 4 Curlew Rise 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://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.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.





Lakeside Townfoot Longtown  
Carlisle CA6 5LY

[www.cdrural.co.uk](http://www.cdrural.co.uk)

T: 01228 792 299 | E: [office@cdrural.co.uk](mailto:office@cdrural.co.uk)

Important Notice C & D Rural and its clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.