



**Hayward
Tod**

4 Bedroom Detached House | Hawthorn Close | Gretna | Dumfries & Galloway | DG16 5QB
Offers In Excess Of £300,000





An immaculate modern home, centrally located within walking distance of shops and a primary school. Convenient for access to M74/M6 and Gretna railway station.

entrance hallway and stairs | living room open to play room | dining kitchen | utility/integral garage | master bedroom with en-suite shower | three further double bedrooms | family bathroom | driveway parking | rear garden with lawn, patio and decking | double glazing | gas central heating | all mains services connected | council tax band E | EPC C | freehold

APPROXIMATE MILEAGES

M74/M6 motorway 1.5 | Gretna Primary School 0.6 | Gretna Station 1.5 | Carlisle 11 | Longtown 7 | Dumfries 23

WHY GRETNA?

This charming town is renowned for its friendly community, beautiful landscapes, and rich cultural heritage. Enjoy the serene beauty of the Scottish borders and easy access to Carlisle and Dumfries thanks to the proximity of the M6/M74. Gretna offers excellent local amenities that cater to a variety of lifestyles. Families will appreciate the primary school and numerous recreational facilities. The area features well-maintained parks and playgrounds, perfect for outdoor activities. Gretna's rich history is celebrated through its local attractions, such as the famous Gretna Green Blacksmiths Shop, where countless couples have tied the knot over the centuries.

ACCOMMODATION

Offered in superb order throughout and having been thoughtfully improved and decorated by the current owners the property is in genuine 'turn-key' condition. Upon entering the property you are met with a wide hallway with a gallery landing above. The hallway opens out in to a spacious dining kitchen with double doors out to the rear garden. The kitchen also provides access to the integral



garage, which the rear portion of has been repurposed in to a utility area. There is a well proportioned living room with a pleasing dual front and rear aspect. The rear portion of the living area is currently used as a playroom, but could also be a study or formal dining space if desired. To the first floor are four good bedrooms, with the largest having an en-suite shower room. A modern family bathroom completes the first floor space. Externally the property has paved driveway parking to the front and a prominent corner plot. At the rear the garden has been landscaped to provide areas of lawn, patio and paving.



Floor plan to follow

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.