



## Alexander House, Gretna

DG16 5DU

£299,950



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# Gretna

## DESCRIPTION

Alexander House is an impeccably presented Detached Cottage, currently split between a spacious three bedroom cottage and a two en-suite bedroom annexe. The versatile accommodation has a wealth of opportunity for the accommodation to continue to be used with a separate annex or a fantastic opportunity for the accommodation to be combined as one residency. Alexander House is boasting an immaculate presentation throughout including a beautiful kitchen and fantastic landscaped gardens with decorative pond & waterfall.

The cottage briefly comprises of hallway, kitchen, living room, dining room, master bedroom with en-suite, two further bedrooms and bathroom. The annexe briefly comprises of open plan kitchen living room and two en-suite bedrooms. Externally, Alexander House is approached by driveway providing ample off road parking for both the cottage and annexe. There is a beautifully landscaped front and side gardens and a well sized rear garden. EPC - D and Council Tax Band - A

Located within Gretna Green, the convenience of this properties location is perfect. Within walking distance you can reach attractions including the World Famous Blacksmiths Shop, Caledonia Park Outlet Village and central Gretna itself, which boasts convenience stores, bakers, butchers and hairdressing salons. Access to the A74(M) and the A75 which provide access to Central Scotland and South West Scotland. Access the the Lake District National Park within 1 hours drive South. Gretna Green also benefits a railway station, which has regular trains towards Dumfries and Carlisle.

A viewing is truly imperative to appreciate this wonderful property and fantastic versatility.



# ROOMS

## ENTRANCE HALL

Obscured double glazed door in with internal doors leading to the hallway, master bedroom and dining room. Storage cupboard and radiator.

## HALLWAY

Doors leading to the kitchen, living room, two bedrooms and bathroom. Radiator.

## LIVING ROOM

Two double glazed windows, two radiators and wall mounted electric fire suite.

## KITCHEN

Beautifully presented, modern kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks over. Integrated appliances including eye-level double oven, electric hob and extractor over. Space/plumbing for dishwasher and washing machine. Space for fridge freezer and wine cooler. Kitchen island with breakfast bar. Double glazed window and vertical radiator.

## DINING ROOM

Double glazed window and door to the garden with glazed internal doors to the hallway. Radiator.

## MASTER BEDROOM

Double glazed window, radiator and door to the en-suite.

## EN-SUITE

Three piece suite comprising WC, wash hand basin and shower enclosure with main shower. Part tiled walls, extractor fan and recessed spotlights.

## BEDROOM TWO

Radiator and double glazed window.

## BEDROOM THREE

Radiator, loft access hatch and double glazed window.

## BATHROOM

Three piece bathroom comprising WC, wash hand basin and corner shower enclosure with mains shower. Obscured double glazed window, chrome towel rail and fully tiled walls. Internal door to storage cupboard.

## ANNEXE LIVING/KITCHEN

Beautifully presented open plan kitchen living room. The kitchen comprises a range of base and wall units with worksurfaces and splashbacks above. Freestanding electric cooker with extractor over. Space for fridge freezer and space/plumbing for dishwasher and washing machine. Ample space for living furniture. Double glazed window, radiator and internal doors to two bedrooms.

## ANNEXE BEDROOM ONE

Double glazed window, radiator and door to en-suite.

## EN-SUITE

Three piece en-suite comprising WC, wash hand basin and shower enclosure with electric shower. Chrome towel rail, extractor fan and part tiled walls.

## ANNEXE BEDROOM TWO

Double glazed window, radiator and door to en-suite.

## EN-SUITE

Three piece en-suite comprising WC, wash hand basin and shower enclosure with electric shower. Chrome towel rail, extractor fan and part tiled walls.

## EXTERNAL

The property enjoys ample off road parking for both the cottage and the annexe. Complete with a front garden with paved seating area and lawn. To the side of the property there is a beautiful garden of lawn and small paved seating area, with the benefit of a decorative pond with waterfall. Access path down the side of the cottage to the rear garden. The rear garden is beautifully landscaped benefitting a large paved area with pergola, with lawned garden and path leading to a hardstanding area with garden shed and greenhouse.

## WHAT3WORDS

For the location of Alexander House, please visit the What3Words App and enter - botanists.skewed.noun

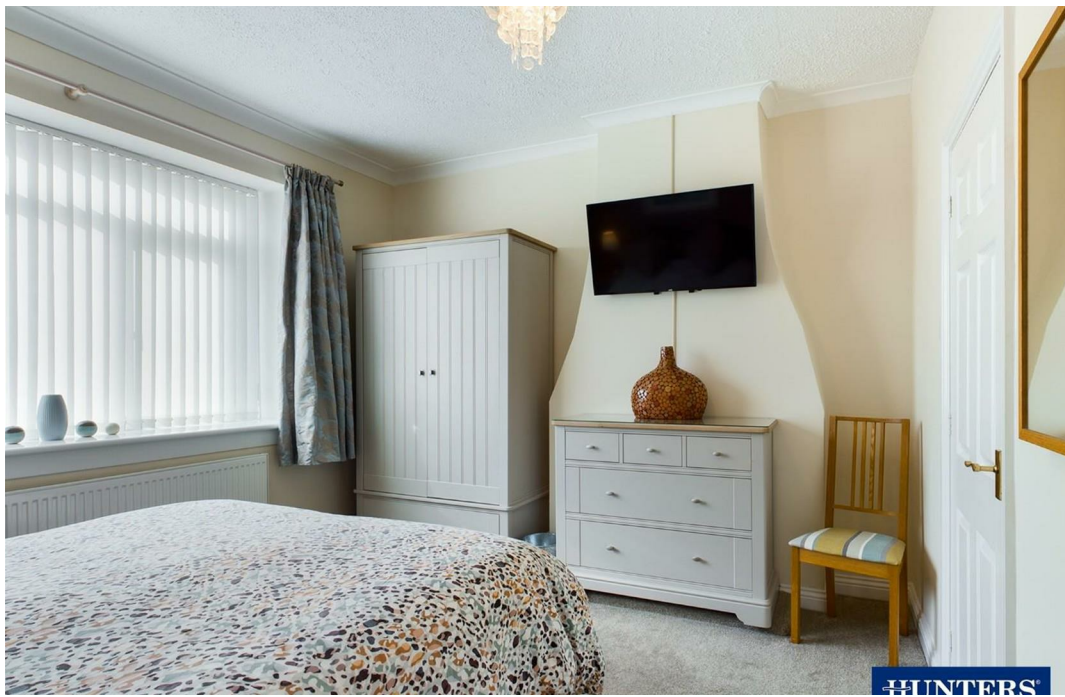
## Holiday Accommodation

The annex has previously been used as holiday accommodation - Solway Retreat, boasting a Superhost Status & 5 Star Rating on Air B&B and a 9.3/10 rating on Booking.com. Turnover figures available to interested parties.

## HOME REPORT AVAILABLE

On Request from our office.





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Approximate total area<sup>(1)</sup>

1656.71 ft<sup>2</sup>

153.91 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.







## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

|  | Current      | Potential |
|--|--------------|-----------|
| <i>Very energy efficient - lower running costs</i> |              |           |
| (92 plus) <b>A</b>                                 |              |           |
| (81-91) <b>B</b>                                   |              | <b>81</b> |
| (69-80) <b>C</b>                                   | <b>67</b>    |           |
| (55-68) <b>D</b>                                   |              |           |
| (39-54) <b>E</b>                                   |              |           |
| (21-38) <b>F</b>                                   |              |           |
| (1-20) <b>G</b>                                    |              |           |
| <i>Not energy efficient - higher running costs</i> |              |           |
| <b>Scotland</b>                                    | EU Directive |           |

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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