



HUNTERS®

Logan Road

Gretna, DG16 5BJ

Offers Over £165,000



- NEW BUILD - Detached Bungalow
- Spacious Living Room with Front Aspect
- Beautiful Shower Room, Two Bedrooms
- Low-Maintenance Gardens
- Close to Gretna Town Centre

- Finished to a High Standard Throughout
- Modern Dining Kitchen
- Gas Central Heating & Double Glazing Throughout
- Gated Off-Road Parking
- Energy Rating - B

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A contemporary and stylish newly built, two bedroom detached bungalow completed to an extremely high standard, providing a high finish that is ready for the new owner to move straight in. Complete with a spacious lounge and beautiful dining kitchen with the addition of low-maintenance gardens and valuable gated off-road parking, the property would be perfect for a range of buyers. A viewing is imperative to appreciate the quality of the build and the location.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises hallway, living room, dining kitchen, two bedrooms and shower room internally with low-maintenance front and rear gardens and gated off road parking.
Energy Rating - B and Council Tax Band - TBC.

Located just on the outskirts of Gretna town centre, the convenience of this properties location is perfect. Within walking distance you can access central Gretna, which boasts a wealth of amenities including convenience stores, bakers, butchers and hairdressing salons. Access to the A74(M) and the A75 within minutes which provide access toward South West & Central Scotland with further access toward England and the Lake District National Park within 1 hour drive South.

ENTRANCE HALL

Entrance door from the front with internal doors to the living room, dining kitchen, two bedrooms and shower room. Radiator, recessed spotlights and loft access point.

LIVING ROOM

Radiator and double glazed window to the front aspect.

DINING KITCHEN

Modern fitted dining kitchen comprising a range of base, wall and drawer units with matching worksurfaces, upstands and splashbacks above. Integrated electric oven, electric hob, extractor unit, space and plumbing for a washing machine, one and a half bowl sink with mixer tap, double glazed Velux window, obscured double glazed window, radiator, recessed spotlights and external door to the rear garden.

BEDROOM ONE

Radiator and double glazed window to the front aspect.

BEDROOM TWO

Radiator and double glazed window to the rear aspect.

SHOWER ROOM

Modern three piece suite comprising WC, vanity wash hand basin and shower enclosure benefitting a mains shower with rainfall shower head. Part boarded walls, recessed spotlights, radiator, extractor fan and obscured double glazed window.

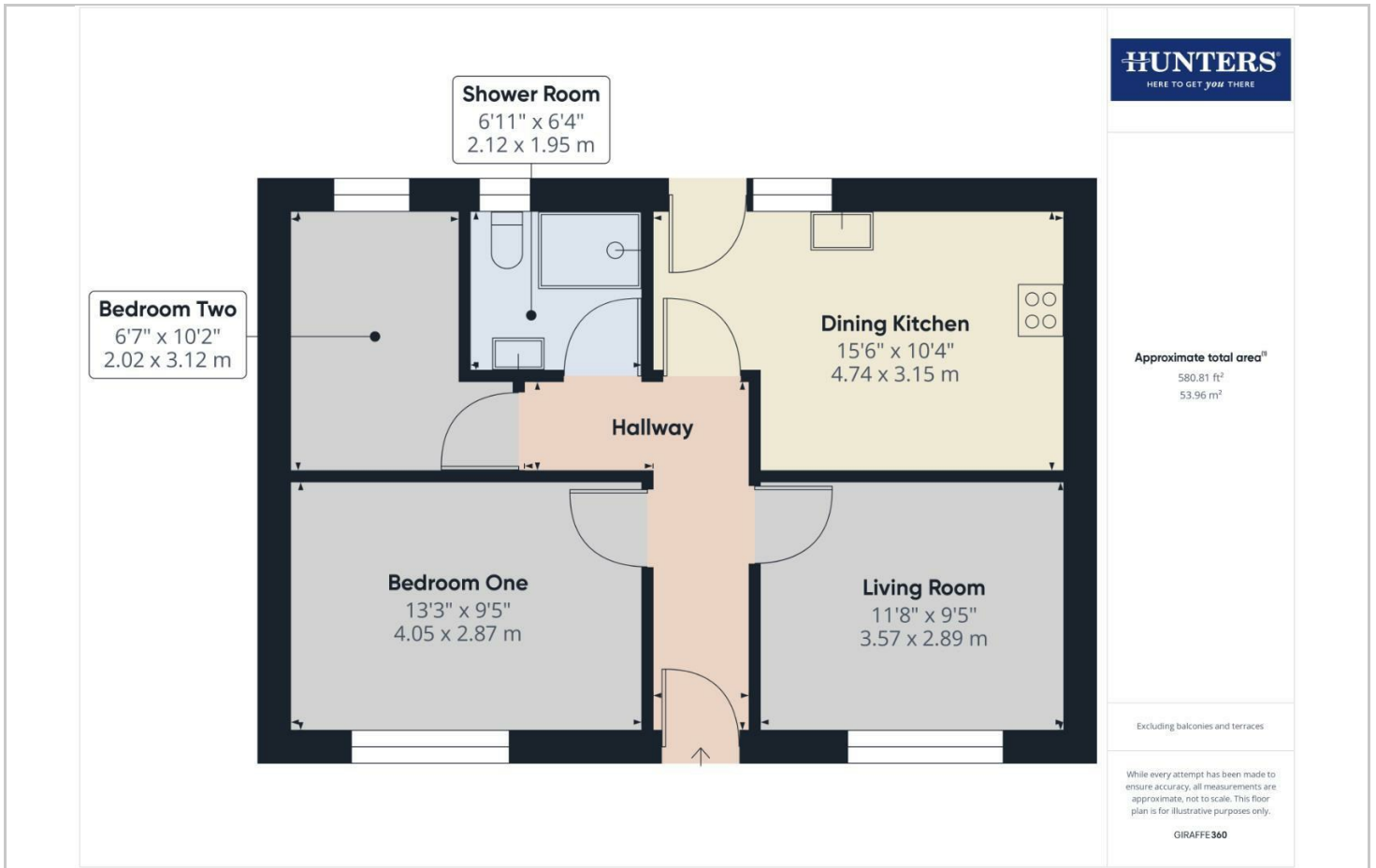
EXTERNAL

Low-maintenance gardens to the front and rear elevations with tarmac driveway with wooden gates providing off road parking for three vehicles. External cold water tap and electricity socket.

WHAT3WORDS

For the location of this property please visit the [What3Words App](https://www.what3words.com/) and enter - heartache.pines.trustees

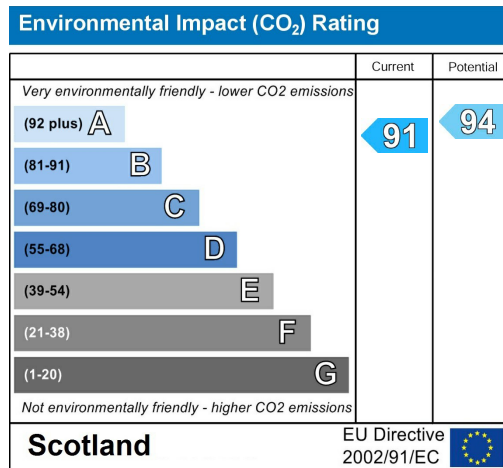
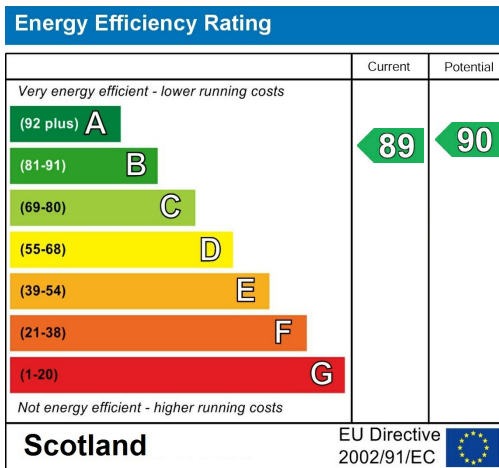
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Office on 01387 245 898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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