



Kestrel Hill, Gretna
, DG16 5LD

Offers Over £155,000



Kestrel Hill, Gretna

DESCRIPTION

Lovingly cared for and extended Semi Detached House located in a desirable area of Gretna that is within ease of access to all the towns amenities, primary school and transport connections. Complete with low-maintenance gardens, off road parking and garage, the property is perfect for a range of buyers and is simply ready to move in and add your personal touch over time. A viewing comes highly recommended. No Onward Chain.

The accommodation briefly comprises: hallway, living room, dining kitchen and sunroom to the ground floor with a landing, three bedrooms, and shower room on the first floor. Externally the property has low-maintenance gardens to both the front and rear, garage and off-road parking. Gas central heating and double glazing throughout. EPC - C and Council Tax Band - C

Located close to 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.



ROOMS

Entrane Hall

Approached through double glazed door incorporating radiator.

Living Room

14'7" x 12'9"

Front facing reception room with bay fronted window, open grated feature fire place and radiator.

Dining Kitchen

16' x 8'4"

Incorporating fitted base and wall units with complimentary work surface over, space for a free standing cooker, space for a washing machine and space for a fridge. Sink unit, window, double glazed door and understair storage cupboard.

Sunroom

9'5" x 8'4"

Overlooking the rear garden with French doors leading out, incorporating window to the side elevation and radiator.

Landing

Incorporating window to the side elevation, loft access with pull down ladder, lighting, central heating boiler and partial flooring.

Bedroom 1

14'7" x 12'9"

Rear facing bedroom incorporating window and radiator.

Bedroom 2

11'2" x 9'

Front facing bedroom incorporating window, radiator and storage cupboard.

Bedroom 3

8' x 6'9"

Front facing bedroom incorporating window and radiator.

Shower Room

6'4" x 5'5"

Incorporating panelled bath with electric shower over, pedestal wash hand basin, WC and window.

Garage

22'5" x 10'4"

Approached through an up and over door incorporating window, lighting and power points

Externally

To the front of the property is a well established laid lawn garden with mature shrubbery border and block paved driveway. The side of the property is approached through gated access with continued driveway leading to a garage (limited access for larger vehicles). The low maintenance and well established rear garden is approached through gated access with block paved and paved patio sitting areas, mature shrubbery beds and summer house.

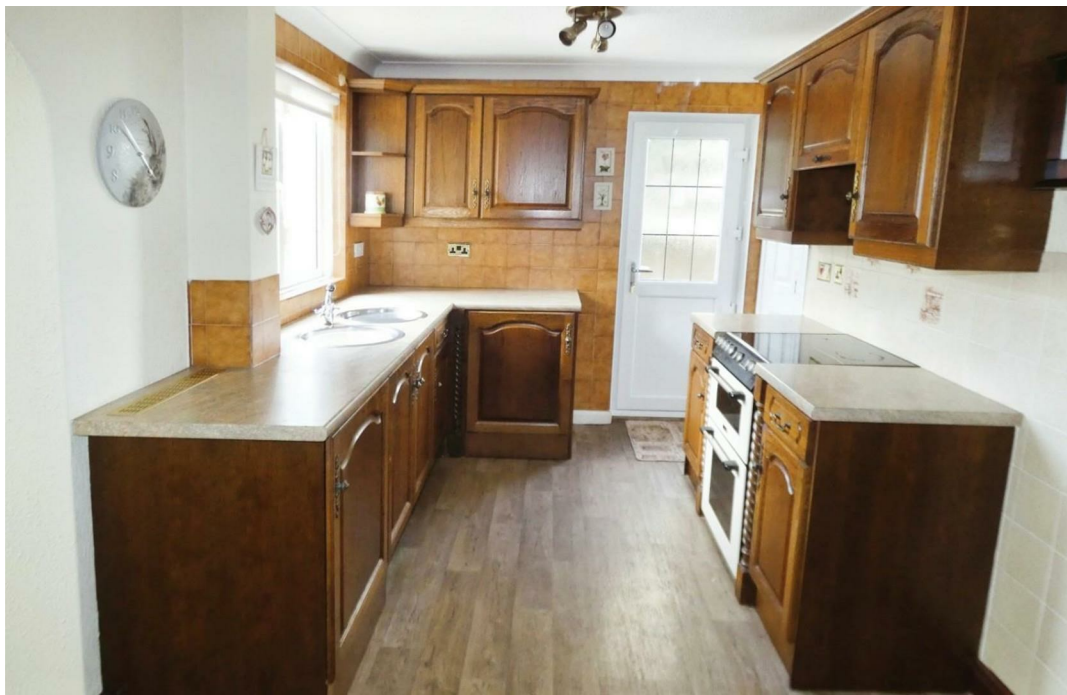


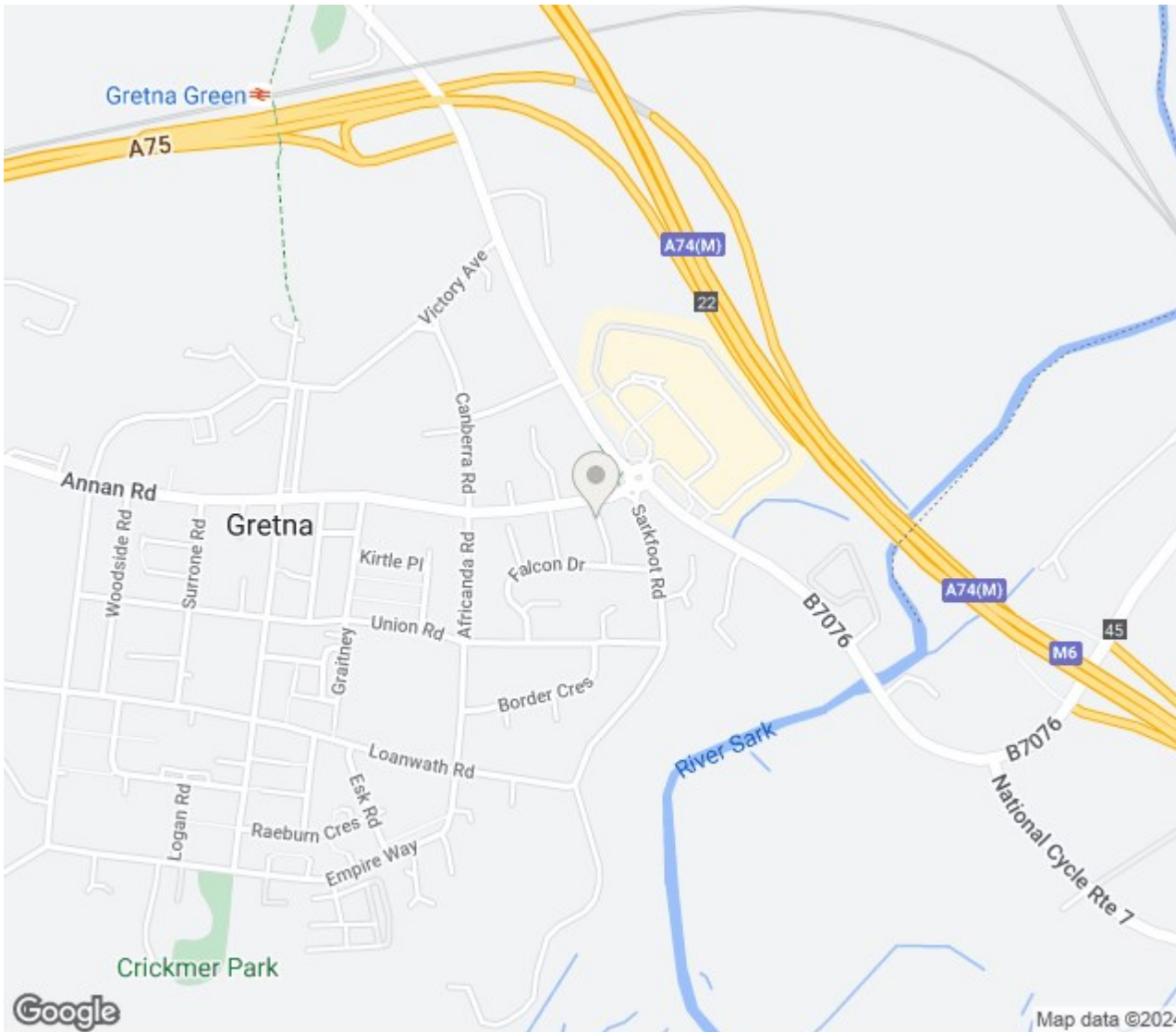
GROUND FLOOR



1ST FLOOR







ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating | | |
|--|--------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| Scotland | EU Directive | |

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.

Bridgend, High Street, Annan | 01387 245 898 | centralhub@hunters.com







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.