



Loanwath Road

Gretna, DG16 5DB

Offers Over £95,000



- Mid-Terraced House
- Light & Airy Throughout
- Contemporary Kitchen
- Modern Bathroom
- Gas Central Heating & Double Glazing

- Located Close to Gretna Town Centre
- Spacious Living Room
- Two Double Bedrooms
- Gardens to the Front & Rear. On Street Parking
- EPC - C

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This two bedroom mid-terraced house is well presented throughout and makes an excellent purchase for first time buyers, young families and investors. Located only a stones throw from Gretna town centre, the property boasts a light and airy interior with well proportioned rooms and the addition of lovely gardens to the front and rear. A viewing is imperative to appreciate the location, space and condition of this excellent home.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room and dining kitchen to the ground floor with a landing, two double bedrooms and bathroom on the first floor. Externally there are gardens to the front and rear. EPC - C and Council Tax Band - B.

Located moments away from 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 hours drive South.

HALLWAY

Entrance door from the front, internal door to the living room, radiator, built-in cupboard and stairs to the first floor landing.

LIVING ROOM

22'2" x 10'0" (6.76m x 3.05m)

Double glazed window to the front aspect, double glazed window to the rear aspect, two radiators, gas fireplace and an internal door to the kitchen. Measurements to the maximum points.

KITCHEN

11'0" x 8'5" (3.35m x 2.57m)

Fitted kitchen comprising a range of base and wall units with worksurfaces, upstands and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, space for a fridge freezer, space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, recessed spotlights, radiator, double glazed window to the rear aspect and an external door to the rear garden. Measurements to the maximum points.

LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and bathroom, radiator and a loft access point.

BEDROOM ONE

13'9" x 9'2" (4.19m x 2.79m)

Double glazed window to the front aspect, radiator, built-in cupboard and a built-in over-stairs cupboard.

BEDROOM TWO

12'5" x 10'3" (3.78m x 3.12m)

Double glazed window to the rear aspect, radiator and a built-in cupboard housing the wall-mounted gas boiler.

BATHROOM

6'3" x 5'6" (1.91m x 1.68m)

Three piece suite comprising a WC, pedestal wash hand basin and bath with mains shower over. Fully-tiled walls, chrome towel radiator,

recessed spotlights and an obscured double glazed window.

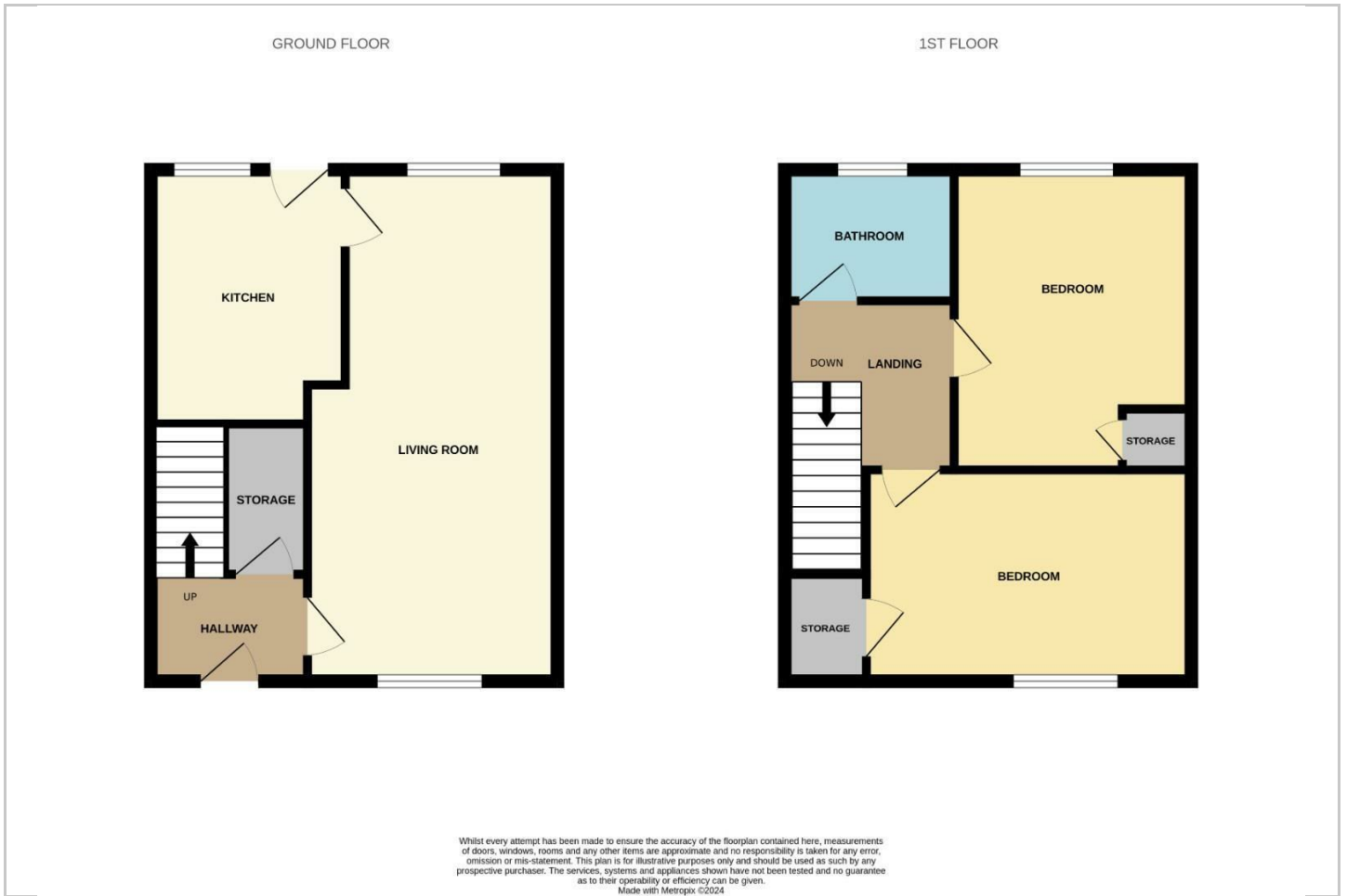
EXTERNAL

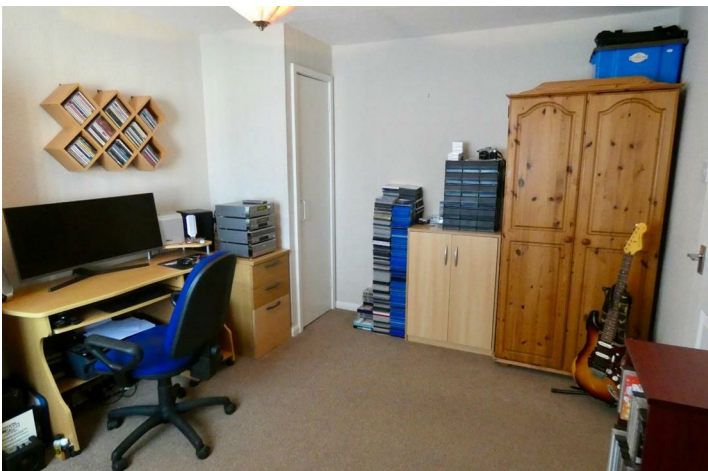
To the front of the property is a low-maintenance garden area with pathway and gate from the pavement to the front door. The rear garden benefits a lawned area with pathway, brick outbuilding and external cold water tap. The rear garden also benefits a separate pedestrian access pathway. On street parking to the front.

WHAT3WORDS

For the location of this property please visit the [What 3 Words App](https://www.what3words.com/) and enter - remarried.badly.fussy

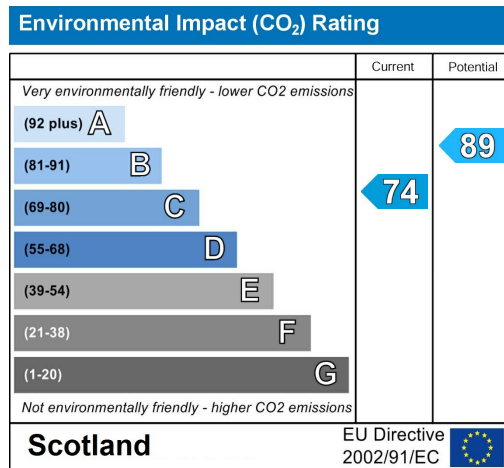
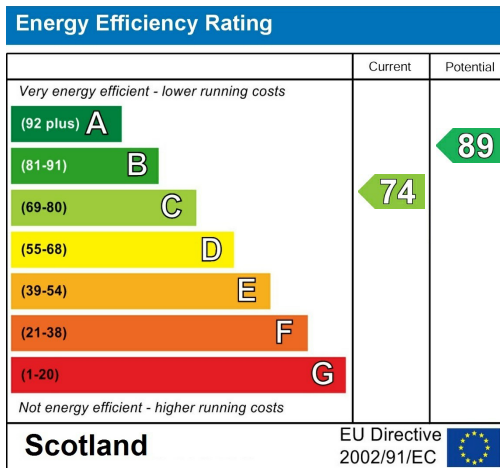
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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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