



## Milburn Drive

Gretna, DG16 5FB

Offers Over £325,000

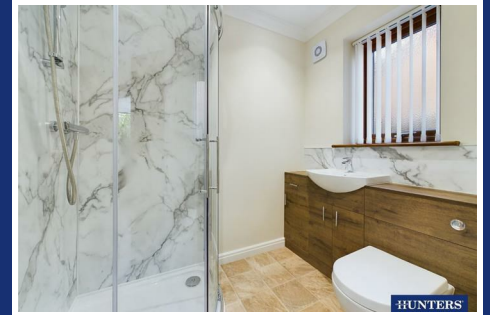


- NEW BUILD - Executive Detached Family Home
- Stunning Dining Kitchen with Utility Room
- Four DOUBLE Bedrooms with Master En-Suite Bathroom
- Integral Garage with Electric Garage Door
- Viewing Highly Recommended
- Finished to a High Standard & Specification
- Living Room with Front Aspect
- Downstairs Shower Room & Upstairs Family Bathroom
- Low-Maintenance Garden & Off Road Parking
- EPC - A

# Milburn Drive

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Welcome home! This newly built four double bedroom detached family home is finished to a high standard and specification throughout, offering an abundance of space for family living and entertaining. The highlight of this home is the wonderful open-plan dining kitchen which is complete with a breakfast bar, French doors to the rear garden and separate utility room. All the bedrooms are double bedrooms, with the addition of the master bedroom boasting a luxurious en-suite bathroom. Off road parking, integral garage and low-maintenance gardens complete this excellent home. A viewing is imperative to appreciate.

The modern accommodation, which has gas central heating and double glazing throughout, briefly comprises hallway, living room, open plan dining kitchen, utility room and shower room to the ground floor with a landing, four double bedrooms with master en-suite and family bathroom on the first floor. Externally the property has off road parking, low-maintenance gardens and an integral garage. EPC - A 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.

## HALLWAY

Entrance door from the front with internal doors leading to the living room and dining kitchen. Stairs to the first floor with under-stairs cupboard including power and lighting internally. Radiator and recessed spotlights.

## LIVING ROOM

Double glazed window to the front aspect, radiator and recessed spotlights.

## DINING KITCHEN

Modern fitted kitchen complete with a range of base, wall and drawer units with worksurfaces and matching upstands above. Breakfast bar dining area, integrated eye-level double oven, electric hob, extractor unit, integrated dishwasher, one bowl sink with mixer tap, plinth lighting, under-counter lighting, recessed spotlights, two radiators, double glazed window to the rear aspect, double glazed French doors to the rear garden and internal doors to the utility room and integral garage.

## UTILITY ROOM

Fitted base units with worksurfaces and matching upstands above. Space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, wall-mounted gas boiler, radiator, recessed spotlights, double glazed window to the rear aspect, extractor fan, external door to the rear garden and internal door to the shower room.

## SHOWER ROOM

Three piece suite comprising WC and wash hand basin combination unit and shower enclosure with mains powered shower. Part boarded walls, chrome towel radiator, recessed spotlights, extractor fan and obscured double glazed window.

## LANDING

Stairs up from the ground floor hallway with glass balustrades. Internal doors to four bedrooms and family bathroom, recessed spotlights, radiator, loft access point, cupboard housing the hot water cylinder and obscured double glazed window.

## MASTER BEDROOM

Double glazed window to the front aspect, radiator and internal door to the en-suite shower room.

## MASTER EN-SUITE

Four piece suite comprising WC and wash hand basin combination unit, shower enclosure with mains powered shower and bath. Part boarded walls, chrome towel radiator, recessed spotlights, extractor fan and obscured double glazed window.

## BEDROOM TWO

Double glazed window to the front aspect and radiator.

## BEDROOM THREE

Double glazed window to the rear aspect and radiator.

## BEDROOM FOUR

Double glazed window to the rear aspect and radiator.

## FAMILY BATHROOM

Four piece suite comprising WC and wash hand basin combination unit, shower enclosure with mains powered shower and bath. Part boarded walls, chrome towel radiator, recessed spotlights, extractor fan and obscured double glazed window.

## EXTERNAL

To the front of the property is off-road parking for two/three vehicles, with the additional benefit of a paved access ramp to the front of the property. To both sides of the property are pathways with gates providing access to the rear. The rear garden is low-maintenance benefitting from a paved seating area, gravelled garden and laurel hedging. Both cold water tap and external electricity socket to the rear elevation. Outdoor lighting to the front and rear.

## INTEGRAL GARAGE

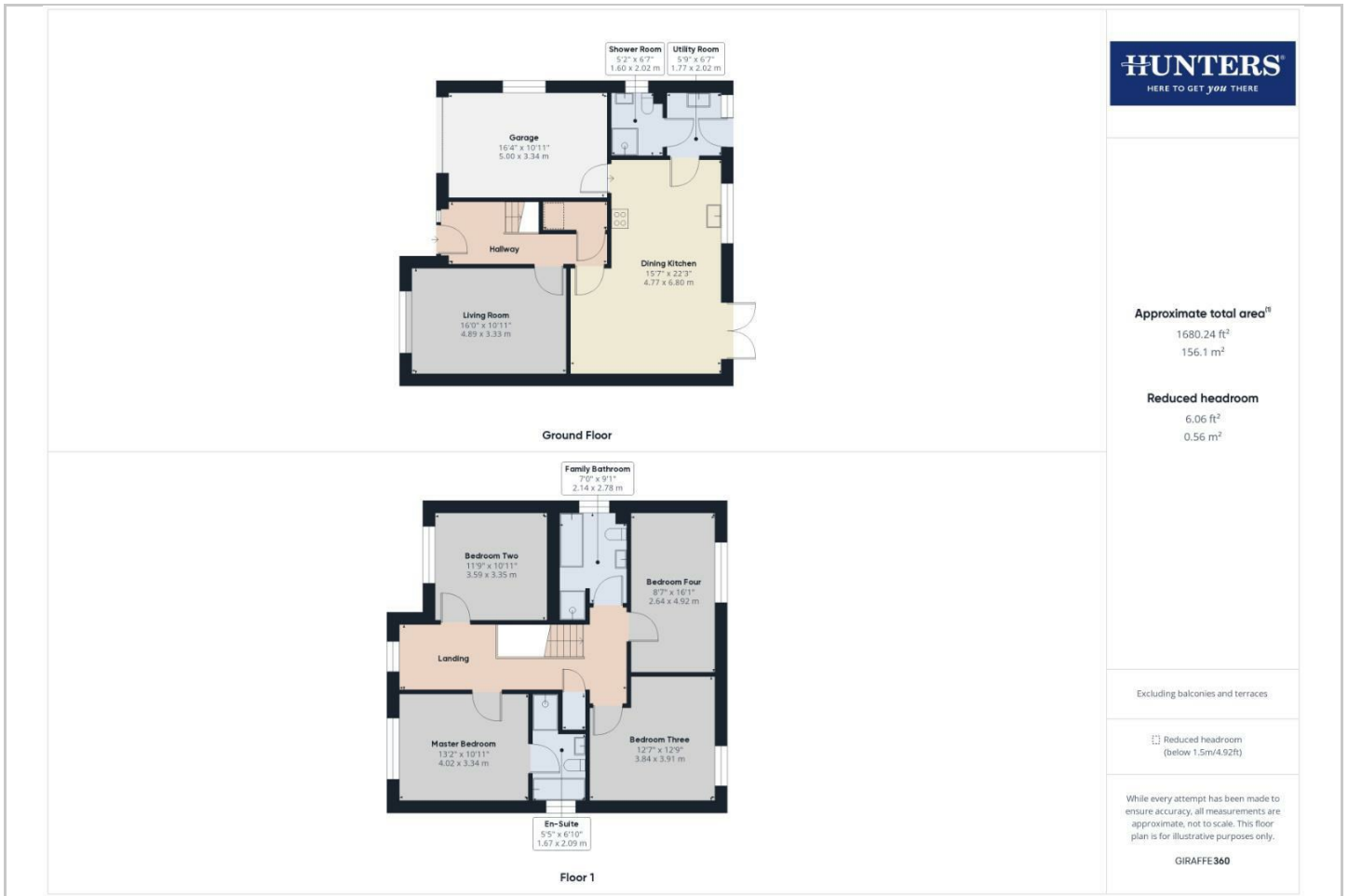
Electric garage door to the front driveway, radiator and obscured double glazed window.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - socket.spud.remake



# Floorplan





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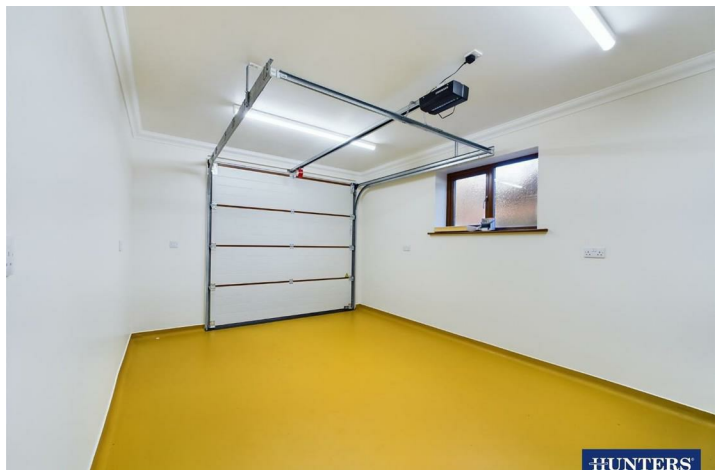
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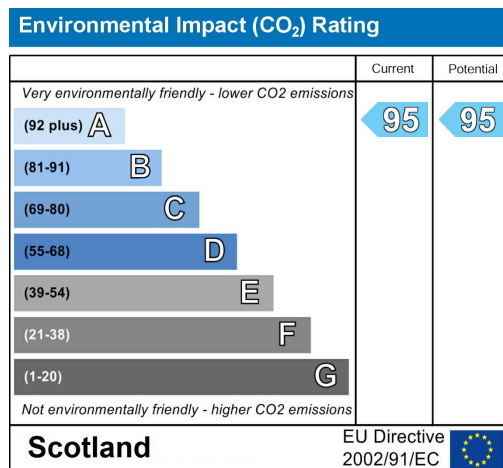
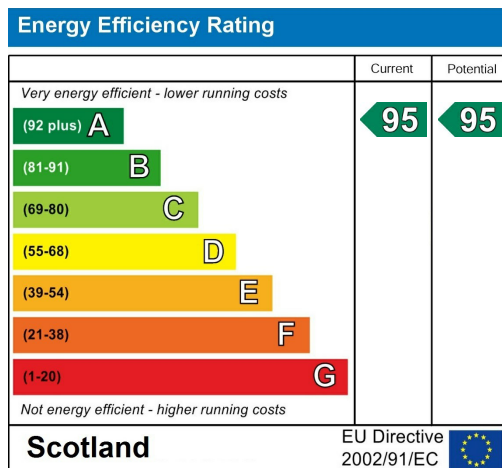


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## Energy Efficiency Graph

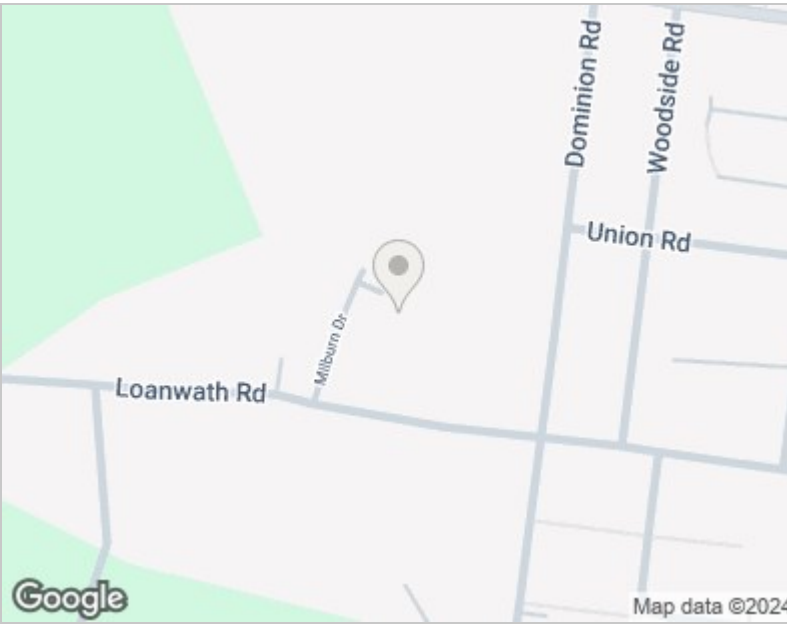


## Viewing

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



Road Map



Hybrid Map



**HUNTERS**  
HERE TO GET YOU THERE



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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