



Annan Road

Gretna, DG16 5DG

Offers Over £90,000



- No Onward Chain
- Excellent Opportunity to Modernise & Improve
- Three Double Bedrooms
- Large Rear Garden
- Gas Central Heating & Double Glazing

- Mid-Terraced House
- Spacious Dual-Aspect Living Room
- Ground Floor Bathroom & Separate WC/Cloakroom
- Located Close to Gretna Town Centre
- EPC - TBC

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Located only a short walk from Gretna town centre is this three bedroom mid-terraced house with front and rear gardens. Providing an excellent opportunity for the new owner to upgrade and configure to their personal specifications, the property offers great space including a dual-aspect living room, downstairs bathroom with separate WC/cloakroom and three good sized bedrooms. Externally, the rear garden is of excellent size and is ready for the new owners to make their own whilst the front garden could be adapted to offer off-road parking, subject to relevant permissions. The property is being sold with no ongoing chain, contact Hunters today to schedule your viewing.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, living room, kitchen, bathroom, rear hall, WC/cloakroom and rear porch to the ground floor with a landing and three bedrooms to 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.

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal doors to the living room and kitchen and stairs to the first floor landing with an under-stairs cupboard. The under-stairs cupboard includes lighting and an obscured double glazed window.

LIVING ROOM

17'10" x 11'10" (5.44m x 3.61m)

Double glazed window to the front aspect, double glazed window to the rear aspect and a radiator. Measurements to the maximum points.

KITCHEN

11'6" x 4'11" (3.51m x 1.50m)

BATHROOM

6'3" x 5'11" (1.91m x 1.80m)

Two piece suite comprising a wash hand basin and bath with mains shower over. Part-tiled walls, radiator and an internal single glazed window to the rear hall.

REAR HALL

4'7" x 3'0" (1.40m x 0.91m)

Internal doors to the WC/cloakroom and rear porch, and a radiator.

WC/CLOAKROOM

4'9" x 2'7" (1.45m x 0.79m)

WC, part tiled walls and an obscured double glazed window.

REAR PORCH

5'5" x 5'2" (1.65m x 1.57m)

Double glazed windows to two sides and a double glazed external door to the rear garden.

FIRST FLOOR:

LANDING

Stairs up from the ground floor entrance hall, internal doors to three bedrooms, radiator, loft access point and a double glazed window to the front aspect.

BEDROOM ONE

11'8" x 11'4" (3.56m x 3.45m)

Double glazed window to the rear aspect and a radiator. Measurements to the maximum points.

BEDROOM TWO

12'1" x 9'5" (3.68m x 2.87m)

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

BEDROOM THREE

10'2" x 9'5" (3.10m x 2.87m)

Double glazed window to the front aspect, radiator and fitted storage. Measurements to the maximum points.

EXTERNAL:

Front Garden:

Gate and access pathway from the pavement to the front door, with borders either side.

Rear Garden:

Large rear garden which includes a selection of mature trees/shrubs and a timber garden shed.

WHAT3WORDS

For the location of this property please visit the [What 3 Words App](#) and enter - with.potions.backhand

HOME REPORT

Home Report link in the brochure section of the Rightmove listing. Home Report link in the additional links section of Zoopla listing.

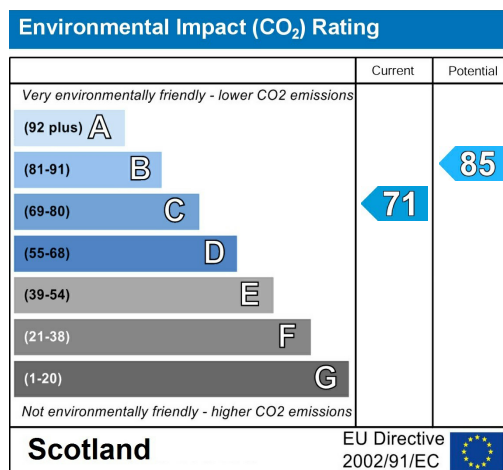
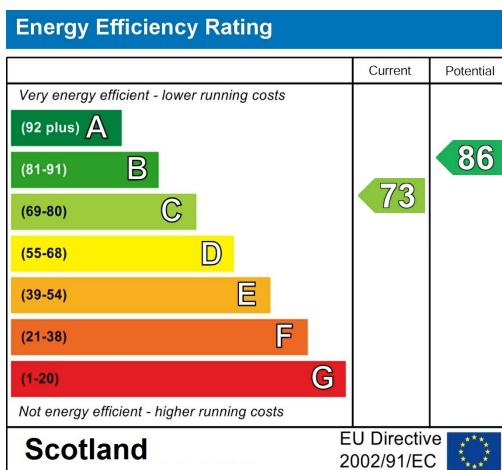
Floorplan







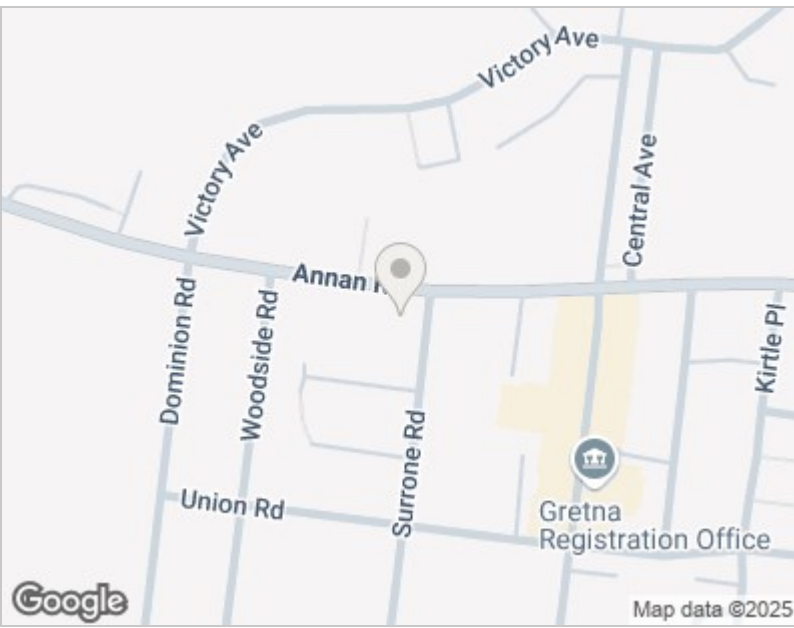
Energy Efficiency Graph



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





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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