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2 1 2 C

Sarkfoot Road, Gretna

Offers Over £165,000



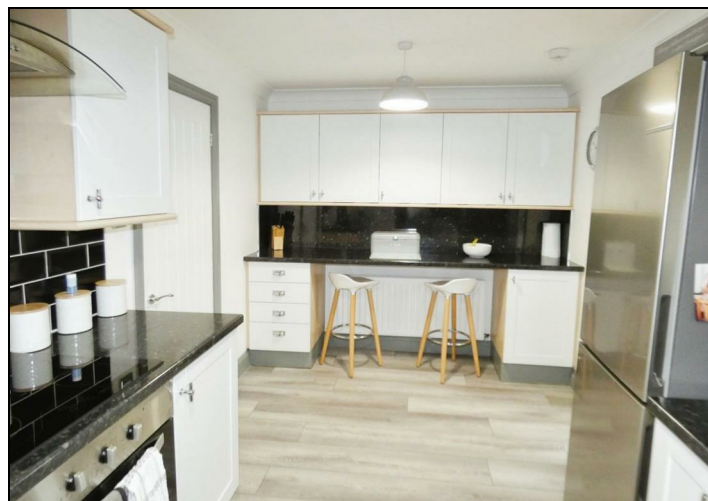
This three bedroom semi-detached family home is immaculately presented throughout and has been extended to include a conservatory to the rear, providing additional downstairs living and entertaining space. A perfect purchase for both first time buyers and families, the modern property is conveniently situated within Gretna with a ease of access to many amenities and transport connections. A viewing is imperative to appreciate this turn-key condition home.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises: entrance hall, living room, kitchen, conservatory to the ground floor with a landing, two bedrooms, study/nursery and shower room the first floor. Externally the property has gardens to the front and rear and a large driveway. EPC - C and Council Tax Band - C.

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.

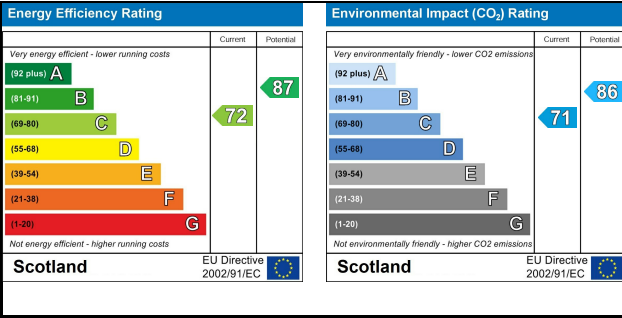
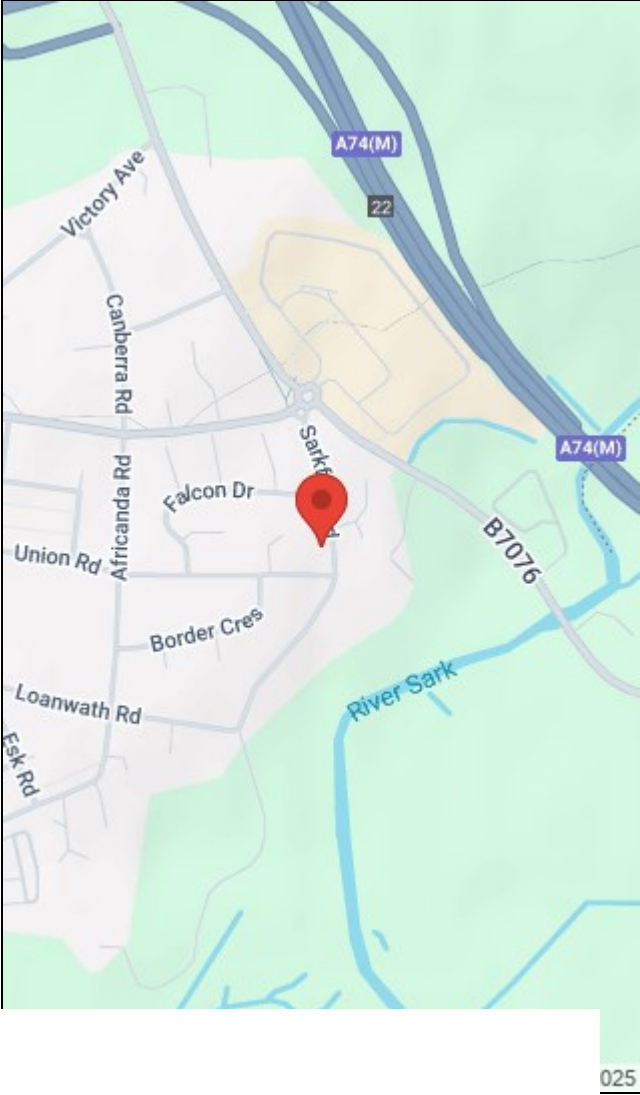
KEY FEATURES

- Well Presented Walk in Condition Semi Detached House,
- 2 Bedrooms, Study/Nursery and Modern Shower Room,
 - Living Room, Breakfast Kitchen
- Conservatory overlooking the Rear Garden,
 - Double Glazing, Central Heating,
 - Entrance Hall, Landing,
 - Onsite Driveway,
- Low Maintenance Front and Rear Garden
 - Popular Area of Gretna,
 - Energy Rating - C









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