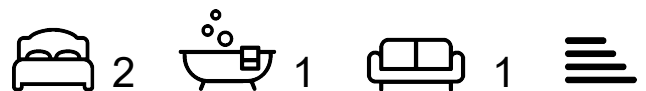




## 27 Cherry Tree Park, Empire Way

Gretna, DG16 5BP

Offers Over £78,000



- Arguably the Finest Plot within Cherry Tree Park
- Private & Low-Maintenance Wrap Around Gardens
- Detached Two Bedroom Park Home
- Generous Kitchen & Shower Room
- No Onward Chain
- Breathtaking Views over the Surrounding Countryside
- Well Presented & Lovingly Cared For Throughout
- Open-Plan Living/Dining Room
- LPG Gas Central Heating & Double Glazing
- Over 50s Eligible to Purchase

# 27 Cherry Tree Park, Empire Way

Gretna, DG16 5BP

Offers Over £78,000



Occupying arguably the finest plot within Cherry Tree Park, this beautifully positioned two-bedroom detached park home enjoys a prime cul-de-sac setting with breathtaking views over the surrounding countryside. Boasting private, low-maintenance wrap-around gardens, this home offers an exceptional outdoor space for relaxation and enjoyment. Internally, the property is immaculately presented and lovingly cared for, providing a warm and welcoming atmosphere that is ready for the new owners to move straight in and personalise over time. With the added benefit of no onward chain, this is a rare opportunity to secure a peaceful and picturesque home in a highly desirable location. Viewing is essential to fully appreciate the stunning outlook, space, and privacy that this wonderful home has to offer.

The accommodation, which has LPG gas central heating and double glazing throughout, briefly comprises a living/dining room, kitchen, two double bedrooms and shower room internally. Externally, the plot includes off-road parking and private wrap-around gardens.

Council Tax Band - A.

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.

## GROUND FLOOR:

### LIVING/DINING ROOM

19'8" x 11'0" (5.99m x 3.35m)

Entrance door from the front, internal door to the hallway, two radiators, double glazed bay window to the front aspect and a double glazed window to the side aspect. Measurements to the maximum points.

### HALLWAY

Internal doors to the kitchen, bedroom one and shower room, and a built-in cupboard.

### KITCHEN

10'4" x 9'7" (3.15m x 2.92m)

Fitted kitchen comprising a range of base and wall units with worksurfaces above. Freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, one bowl stainless steel sink, radiator, double glazed window to the side aspect, convenient serving-hatch to the dining room, internal door to bedroom two and an external door to the side elevation.

### BEDROOM ONE

9'6" x 8'0" (2.90m x 2.44m)

Double glazed window to the rear aspect, radiator and fitted wardrobes. Measurements including the wardrobes.

### BEDROOM TWO

9'7" x 8'0" (2.92m x 2.44m)

Double glazed window to the side aspect, radiator and fitted wardrobes. Measurements including the wardrobes.

### SHOWER ROOM

6'6" x 5'6" (1.98m x 1.68m)

Three piece suite comprising a WC, pedestal wash hand basin and shower enclosure with electric shower unit. Part-tiled walls, chrome towel radiator and an obscured double glazed window. Access to a built-in cupboard which includes the LPG gas boiler internally.

## EXTERNAL:

Low-maintenance gardens around the home including ample off-road parking, concrete pathways with steps into the home and a South facing paved seating area enjoying beautiful views over the surrounding fields, towards the Solway and on a clear day, towards the North Lakeland fells. Additionally, a brick outbuilding is included within the pitch fee along with a metal garden shed included within the sale.

## WHAT3WORDS

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

## PLEASE NOTE

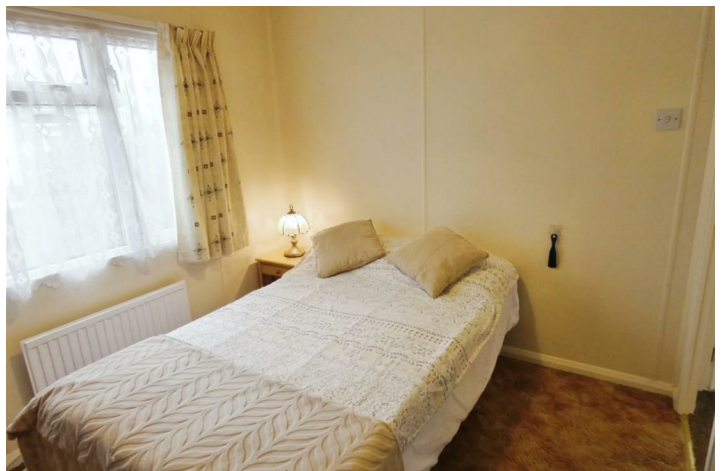
We advise the site fees are approximately £180.98 per month which includes water rates and pitch fee. The electricity supply is provided through the park and is billed quarterly. Purchasers must be in retirement/semi-retirement and over the age of 50 years. Please contact the office for a copy of the park rules.



Floorplan









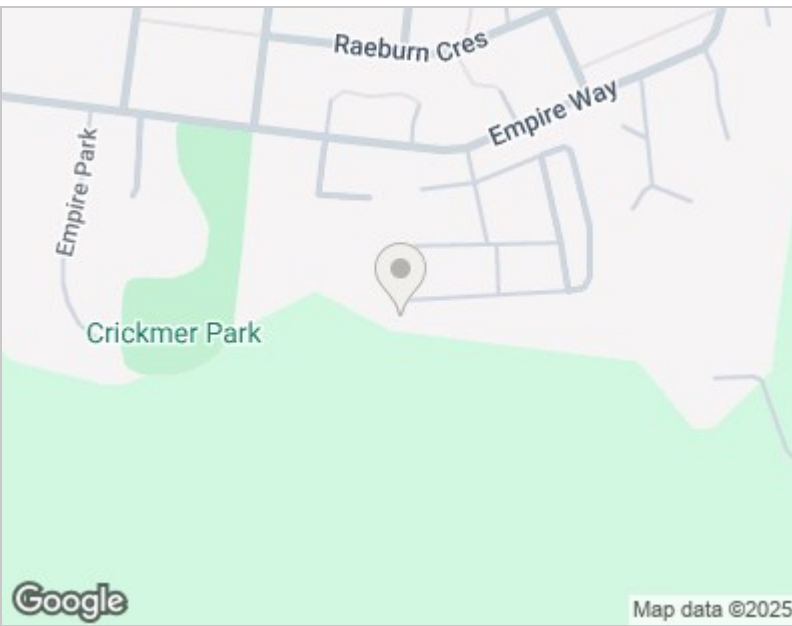


## Energy Efficiency Graph

## 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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