



Loanwath Road

Gretna, DG16 5ER

Offers Over £310,000

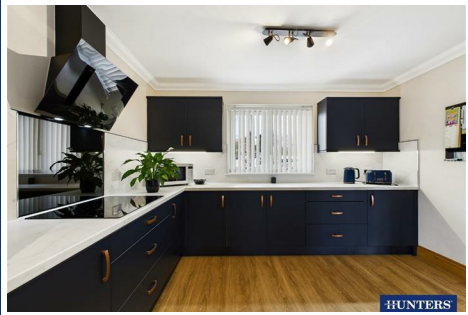


- Spacious Detached one and half storey property located in a desirable area of Gretna
- Light and Airy Accommodation
- Show-Stopping Kitchen with Adjoining Utility Room
- Luxurious Family Bathroom & Master En-Suite Bathroom
- Two Gated Driveways plus a Detached Double Garage
- Immaculately Presented & Thoughtfully Designed
- Spacious Living Room & Dining Room with Sliding Patio Door
- Three Double Bedrooms, Master on the First Floor with En-Suite & Dressing Room
- Low-Maintenance & Large Rear Garden
- EPC - C

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Immaculately presented and thoughtfully designed, this exceptional detached property offers spacious and stylish accommodation both inside and out, perfect for those seeking a relaxed, low maintenance lifestyle. Finished to an impressive standard throughout, the property features a striking contemporary kitchen that serves as the heart of the home, alongside a generously sized living room and a separate dining area, ideal for both everyday living and entertaining. There are three well proportioned bedrooms, including a spectacular principal suite occupying the first floor, bathed in natural light and enjoying far reaching views across the Solway and Lakeland Fells, as well as a private en suite bathroom and a separate dressing room. The ground floor family bathroom has been fully modernised, offering a serene and stylish space to unwind. Externally, the property continues to impress with two gated driveways and a detached garage, providing ample off street parking, while the rear garden is attractively landscaped for ease of maintenance and features a raised seating area, perfect for alfresco dining or soaking up the sun. A viewing is essential to fully appreciate the quality, location and lifestyle this outstanding home has to offer.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room, dining room, kitchen, utility room, two bedrooms and family bathroom to the ground floor with a master bedroom, en-suite and dressing room to the first floor. Externally there are two driveways, a detached garage and gardens to the front and rear. EPC - C and Council Tax Band - E.

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.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room, dining room, kitchen, two bedrooms and bathroom, radiator, built-in cupboard with double doors, loft-access point, stairs to the first floor master bedroom with a small under-stairs store, two double glazed windows to the front aspect and a double glazed window to the side aspect.

LIVING ROOM

Two double glazed windows to the rear aspect and two radiators.

DINING ROOM/BEDROOM 4

Double glazed sliding patio door to the rear garden, and a radiator.

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and splashbacks above. Integrated eye-level electric double oven with grill, electric five-ring hob, extractor unit, integrated under-counter fridge, one and a half bowl sink with mixer tap, radiator, internal door to the utility room, double glazed window to the front aspect and a double glazed window to the side aspect.

UTILITY ROOM

Fitted base and wall units with matching worksurfaces and splashbacks above. Space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a tumble drier, one bowl stainless steel sink with mixer tap, wall-mounted and enclosed gas boiler, double glazed window to the side aspect and an external door to the rear garden.

BEDROOM TWO

Double glazed window to the rear aspect, radiator and fitted wardrobes with sliding doors.

BEDROOM THREE

Double glazed window to the side aspect and a radiator.

BATHROOM

Four piece suite comprising a fitted vanity WC and wash hand basin combination unit, bathtub with hand shower attachment and a shower enclosure benefitting a mains shower with rainfall shower head. Boarded splashbacks, towel radiator, illuminated mirror, extractor fan and an obscured double glazed window.

FIRST FLOOR:

MASTER BEDROOM, EN-SUITE & DRESSING ROOM

Master Bedroom:

Two double glazed Velux windows, double glazed window to the side aspect, two radiators and internal doors to the master en-suite and master dressing room.

Master Dressing Room:

Double glazed Velux window, fitted open-wardrobe units,

radiator and a door to the eaves store area which includes power and lighting internally.

Master En-Suite:

Four piece suite comprising a vanity WC, vanity wash hand basin, freestanding bathtub and a shower cabin. Part-tiled walls, radiator, illuminated mirror, extractor fan and a double glazed Velux window.

EXTERNAL:

Front Garden & Driveways:

The front garden is low-maintenance and has been laid to artificial lawn with small flower borders. There are two driveways to the property, both which benefit from double metal access gates from the street. The tarmac driveway allows for vehicular access to the detached garage and the second block-paved driveway includes a further set of double gates allowing vehicular access to the rear garden.

Rear Garden:

The rear garden has been block-paved and includes a raised seating area directly outside the dining room patio door. Access from the rear garden into the utility room along with a pedestrian access door into the garage.

GARAGE

Electric up and over garage door, pedestrian access door, power and lighting. There is an area of storage within the eaves of the garage, accessible via ladder.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - asserts.balconies.eyeliner

AML DISCLOSURE

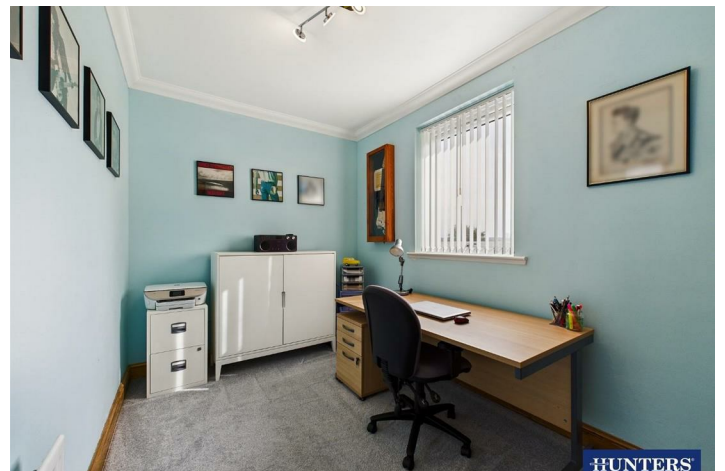
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HOME REPORT

This properties Home Report is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact the office directly.

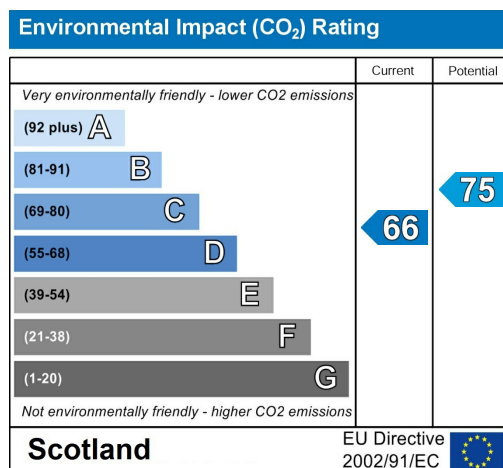
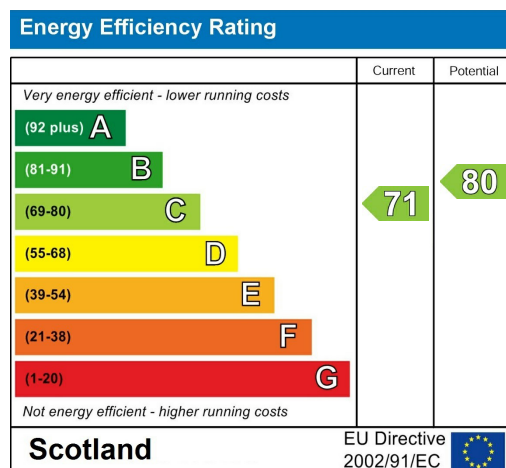
Floorplan







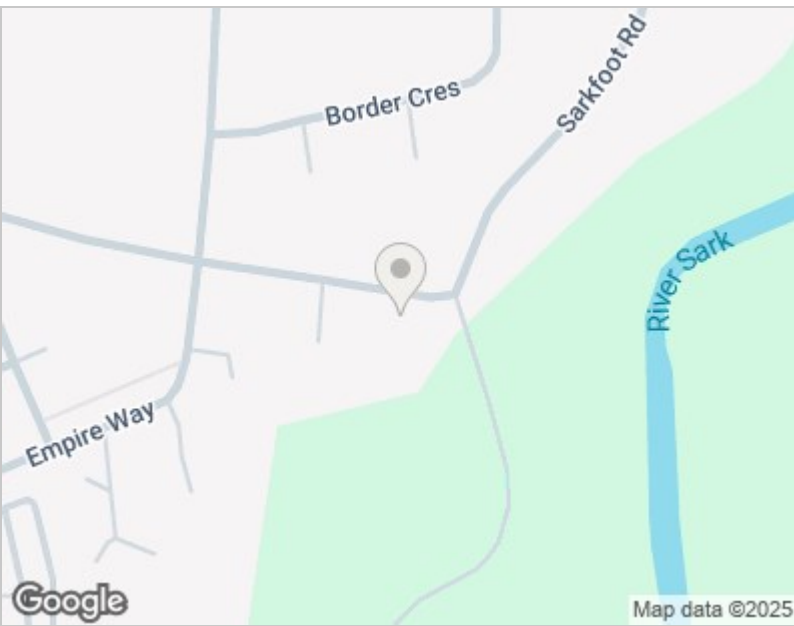
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01387 245 898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

