

HUNTERS[®]

HERE TO GET *you* THERE



Graitney

Gretna, DG16 5AR

Offers Over £85,000



- Mid-Terraced House
- Ideal for First Time Buyers, Families & Investors
- Kitchen with Garden Access
- First Floor Family Bathroom
- Electric Heating & Double Glazing
- Located Centrally within Gretna
- Living/Dining Room with Patio Doors
- Three Bedrooms
- Front & Rear Gardens and On-Street Parking
- EPC - D

Tel: 01387 245898

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Property launch on Thursday 24th April between 14:30 - 15:30, please contact Hunters to schedule your private viewing.

NO CHAIN - This three-bedroom mid-terrace is an excellent option find for anyone looking to make a place their own. Perfect for first-time buyers, young families or investors, the home offers a spacious open-plan living and dining area, a good-sized kitchen, three bedrooms and a first floor bathroom. Outside, the low-maintenance gardens allow for less work and more time to relax and play. For added convenience, there's plenty of on-street parking available within Graitney. Located close to Gretna town centre, you'll have easy access to shops, schools, and other local amenities. Viewing recommended!

The accommodation, which has electric heating and double glazing throughout, briefly comprises an entrance hall, living/dining room and kitchen to the ground floor with a landing, three bedrooms and bathroom to the first floor. Externally there are gardens to the front and rear. EPC - D 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 door to the living/dining room and store room, stairs to the first floor landing and an electric storage heater. The store room includes lighting internally.

LIVING/DINING ROOM

21'11" x 10'0" (6.68m x 3.05m)

Living Area:

Double glazed window to the front aspect, electric storage heater and an electric fire.

Dining Area:

Double glazed patio doors to the rear garden, internal door to the kitchen and an electric storage heater.

Measurements to the maximum points.

KITCHEN

9'2" x 8'7" (2.79m x 2.62m)

Fitted kitchen comprising a range of base and wall units with worksurfaces and tiled splashbacks above. Space for a freestanding cooker, extractor unit, space and plumbing for a washing machine, space for a fridge freezer, one bowl stainless steel sink with mixer tap, double glazed window to the rear aspect and an external door to the rear garden.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, electric storage heater and a loft-access point. The loft includes a pull-down ladder, lighting and part-boarding.

BEDROOM ONE

10'0" x 8'10" (3.05m x 2.69m)

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

BEDROOM TWO

9'8" x 7'9" (2.95m x 2.36m)

Double glazed window to the front aspect, electric radiator and fitted wardrobe/airing cupboards.

BEDROOM THREE

9'7" x 7'6" (2.92m x 2.29m)

Double glazed window to the front aspect, electric radiator and a fitted single bed. Measurements to the maximum points.

BATHROOM

6'7" x 5'6" (2.01m x 1.68m)

Three piece suite comprising a WC, pedestal wash hand basin and bath with electric shower over. Part-tiled walls and an obscured double glazed window.

EXTERNAL:

Front Garden:

Low-maintenance front garden including gate and pathway from the pavement to the front door.

Rear Garden:

Low-maintenance rear garden with access gate to the rear lane and an attached brick outhouse.

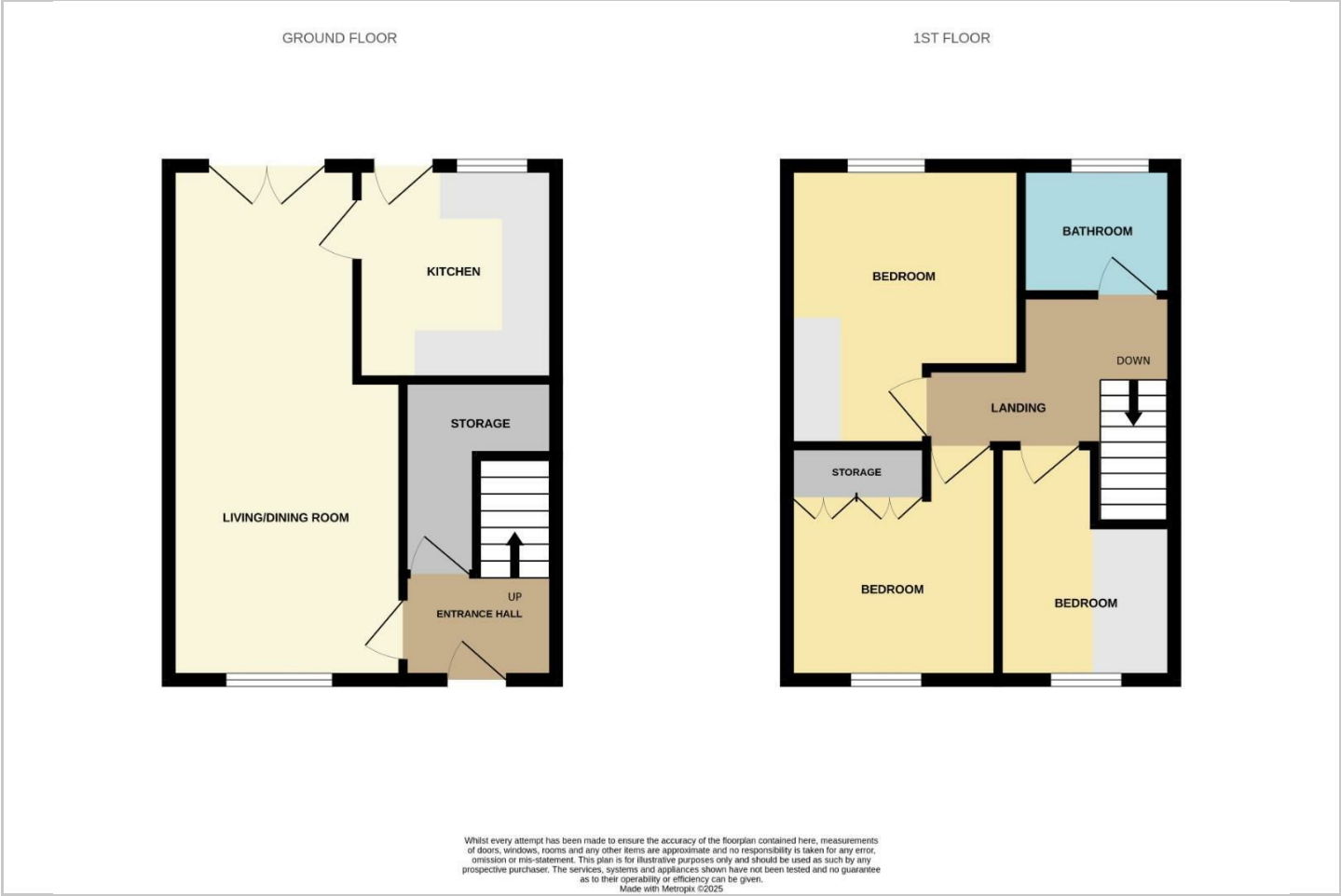
WHAT3WORDS

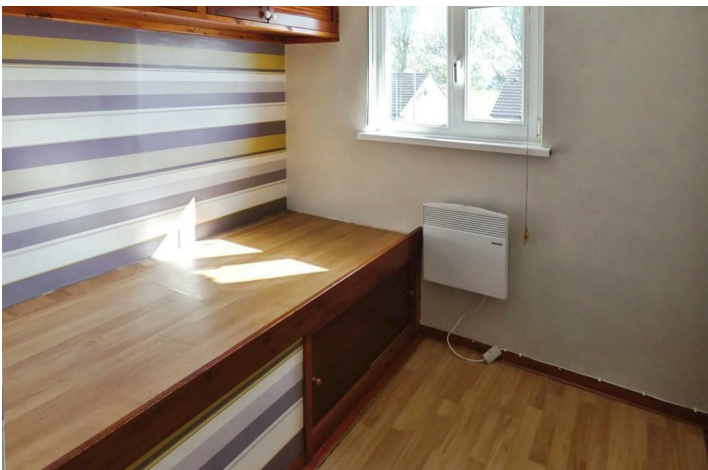
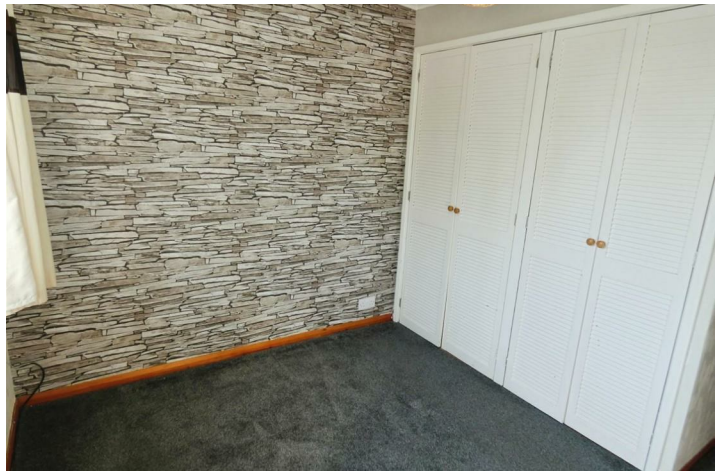
For the location of this property please visit the What3Words App and enter - carbon.swoop.loaf

AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

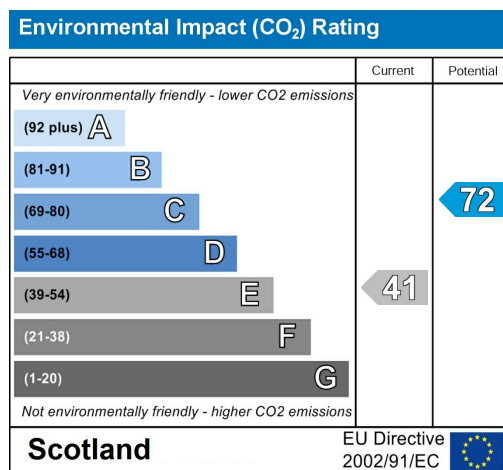
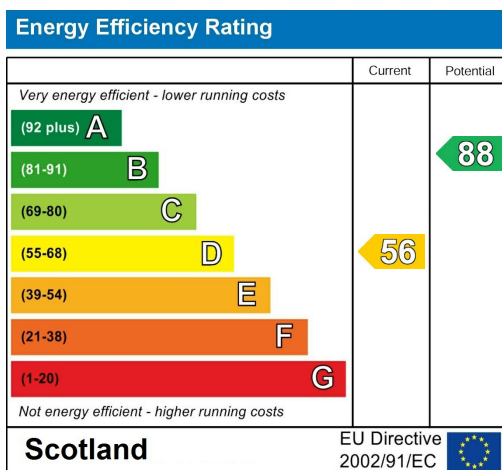
Floorplan







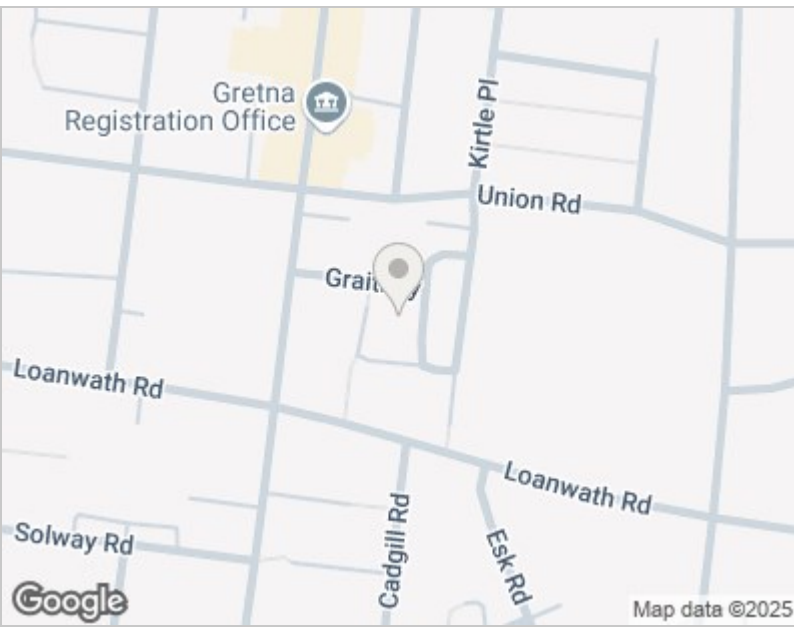
Energy Efficiency Graph



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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