

HUNTERS®

HERE TO GET *you* THERE



Loanwath Road

Gretna, DG16 5AX

Offers Over £100,000



- No Onward Chain
- Lovingly Cared For & Move-In Condition
- Kitchen with Adjoining Sunroom Overlooking the Rear Garden
- Wet-Room Style Shower Room
- Communal Off-Street Parking Area
- Detached Bungalow on a Generous Corner Plot
- Large Living Room
- Two Double Bedrooms
- Large Rear Garden & Mature Front Garden
- EPC - D

Tel: 01387 245898

Loanwath Road

Gretna, DG16 5AX

Offers Over £100,000



Property launch on Friday 22nd May between 2:00pm - 3:30pm, please contact Hunters to schedule your private viewing.

Offered to the market with no ongoing chain, this detached bungalow is nicely situated within a quiet area of Gretna and is presented in a well loved and move-in condition.

Boasting a spacious living room, two double bedrooms, handy wet-room style shower room and a lovely sunroom overlooking the rear garden, the home offers excellent space for daily living. Being situated on a corner plot, the bungalow enjoys a lovely mature front garden along with a large rear garden, ideal for outdoor enjoyment and budding gardeners.

For added convenience, a communal parking area to the front of the property provides ample off-street parking for both residents and visitors. A viewing comes highly recommended.

The accommodation, which has electric central heating and double glazing throughout, briefly comprises an entrance hall, hallway, living room, kitchen, sunroom, two bedrooms and shower room internally. Externally there are gardens to the front and rear, with a communal parking area to the front. 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 with an internal door to the hallway.

HALLWAY

Internal doors to the living room, two bedrooms and shower room, radiator, loft-access point, built-in airing cupboard and a further built-in cupboard housing the electricity consumer unit and meters.

LIVING ROOM

15'0" x 10'4" (4.57m x 3.15m)

Double glazed window to the front aspect, double glazed window to the side aspect, two radiators, gas fire and an internal door to the kitchen.

KITCHEN

10'5" x 8'1" (3.18m x 2.46m)

Fitted kitchen comprising base and wall units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, extractor unit, 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 and an internal door to the sunroom with a single glazed window beside.

SUNROOM

6'9" x 6'4" (2.06m x 1.93m)

Radiator, double glazed windows to the rear and side aspects and an external door to the rear garden.

BEDROOM ONE

11'11" x 10'5" (3.63m x 3.18m)

Double glazed window to the rear aspect, radiator and three built-in cupboards.

BEDROOM TWO

11'10" x 10'4" (3.61m x 3.15m)

Double glazed window to the front aspect, radiator and a built-in cupboard.

SHOWER ROOM

9'0" x 7'7" (2.74m x 2.31m)

Comprising a WC, pedestal wash basin and a

wet-room shower area with electric shower unit. Part-tiled and part-boarded walls, radiator, built-in cupboard and an obscured double glazed window.

EXTERNAL:

Front Garden:

Mature front garden with a variety of shrubs and plants. A paved pathway with gate from the pavement to the front door. Open access down both sides of the property to the rear garden.

Rear Garden:

Large rear garden, predominantly lawned with some mature shrubs along with a paved area to the side of the property. Two timber garden sheds within the rear garden and an external cold water tap to the rear elevation.

Parking:

A communal parking area is available to the front of the property.

WHAT3WORDS

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

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.

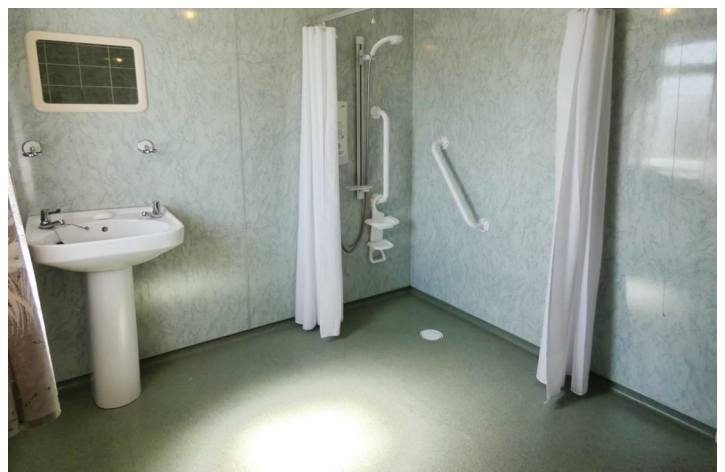
Floorplan

GROUND FLOOR



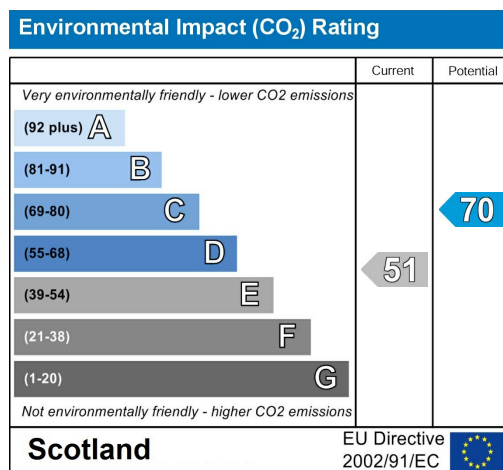
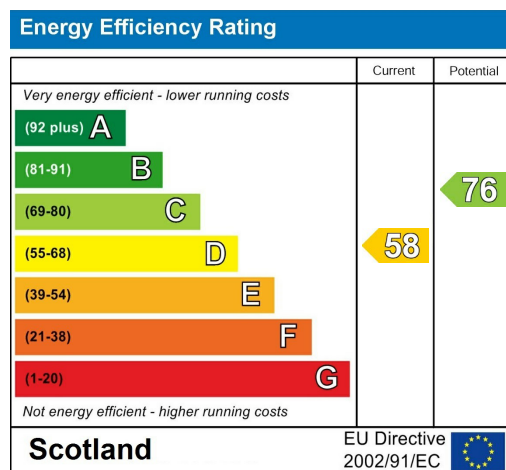
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaphor C5002







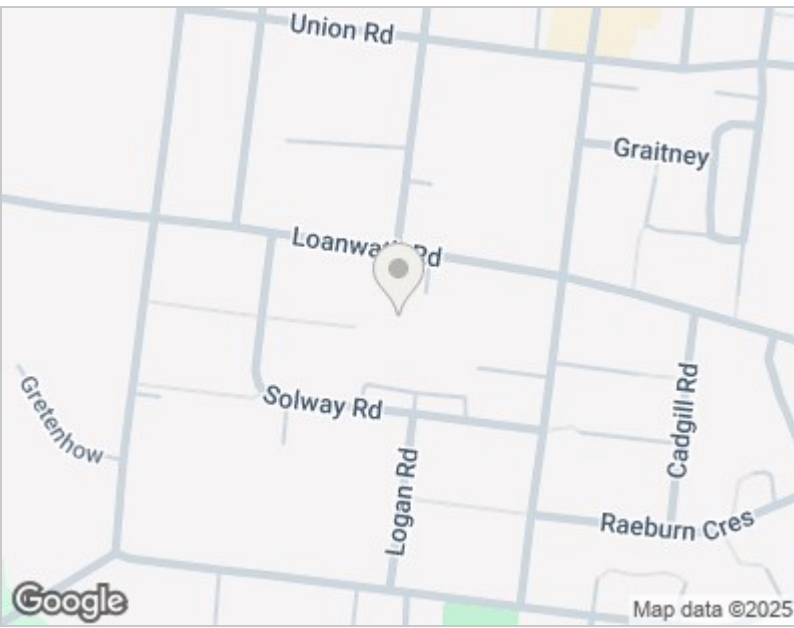
Energy Efficiency Graph



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.

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

