



HUNTERS®

Sarkfoot Road

Gretna, DG16 5AJ

Offers Over £300,000



- Spacious Detached Bungalow within a Sought After area of Gretna
- Impeccably Presented Throughout
- Beautiful Sunroom Overlooking the Rear Garden
- Sleek Modern Family Bathroom & additional Shower Room
- Off-Street Parking & Garage
- Exceptional Views towards the Solway Firth & Northern Lake District Fells
- Spacious Living Room with Picture Window & Wood-Burning Stove
- Three Generous Double Bedrooms
- Beautifully Landscaped Front, Side & Rear Gardens
- EPC - C

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Enjoying exceptional views over the Solway Firth and towards the Northern Lake District Fells, this impressive three-bedroom detached bungalow presents a rare opportunity to acquire a spacious home finished to an impeccable standard throughout. Thoughtfully upgraded and beautifully maintained by the current owners, their attention to detail is second to none. The property features a generous sunroom overlooking the expansive rear garden, a bright and elegant formal living room that makes the most of the stunning front outlook, and a contemporary dining kitchen complete with an adjoining utility room, offering ample space for both day-to-day living and entertaining guests. All three bedrooms are comfortable doubles, served by a sleek modern family bathroom and a convenient additional shower room. Outside, the landscaped gardens are meticulously manicured, providing a private and tranquil setting ideal for alfresco dining or simply unwinding in your own outdoor haven. Furthermore, there is off-street parking to the front, along with a good-sized garage, making this an ideal-choice home to a range of buyers.

A viewing is essential to fully appreciate the exceptional quality, space, and location of this beautiful bungalow.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance porch, hallway, living room, dining kitchen, sunroom, utility room, three bedrooms, bathroom and shower room internally. Externally there is off-street parking, garage and gardens to the front, side and rear. EPC - C and Council Tax Band - F.

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.

GROUND FLOOR:

ENTRANCE PORCH

Entrance door from the front and an internal door to the hallway.

HALLWAY

Internal doors to the living room, dining kitchen, three bedrooms, bathroom and shower room, two built-in single cupboards, built-in cupboard with double doors, loft-access point and a radiator.

LIVING ROOM

Double glazed window to the front aspect, two radiators and an inglenook wood-burning stove with hearth and feature tiled chimney breast.

DINING KITCHEN

Kitchen Area:

Fitted kitchen comprising a range of base and wall units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, integrated dishwasher, one bowl stainless steel sink with mixer tap, under-counter lighting, plinth lighting, internal door to the utility room and a double glazed window to the rear aspect.

Dining Area:

Radiator and double doors to the sunroom.

SUNROOM

Radiator, double glazed window to the rear aspect and double glazed French doors to the rear garden.

UTILITY ROOM

Fitted base, wall and tall units with worksurfaces above. Space and plumbing for a washing machine, space for a fridge freezer, double glazed window to the side aspect and an external door to the side pathway. The wall-mounted gas boiler is situated within the fitted tall unit.

BEDROOM ONE

Double glazed window to the front aspect, radiator and two built-in wardrobes with mirrored sliding doors.

BEDROOM TWO

Double glazed window to the rear aspect and a radiator.

BEDROOM THREE

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

BATHROOM

Four piece suite comprising a vanity WC and wash basin combination unit, bathtub with hand shower attachment and a shower enclosure with electric shower unit. Part-boarded walls, chrome towel radiator, recessed spotlights, LED mirror, extractor fan and a fitted tall storage unit.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with mains shower. Part-boarded walls, chrome towel radiator and an extractor fan.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a mature lawned garden with shrubs and trees along with a tarmac driveway allowing off-street parking for one vehicle. Access from the driveway into the garage along with steps towards the front door. Access pathways with gates to both sides of the property towards the side & rear gardens.

Rear & Side Gardens:

To the rear of the property is a generous rear garden, predominantly lawned and benefitting from mature trees, hedging and borders throughout. Furthermore a paved seating area is located outside the sunroom patio doors, with access from here to the side garden. Located within the rear garden is a timber garden shed along with an external cold water tap.

GARAGE

Manual up and over garage door to the front driveway, power and lighting internally.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - boils.coder.exacted

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.

HOME REPORT

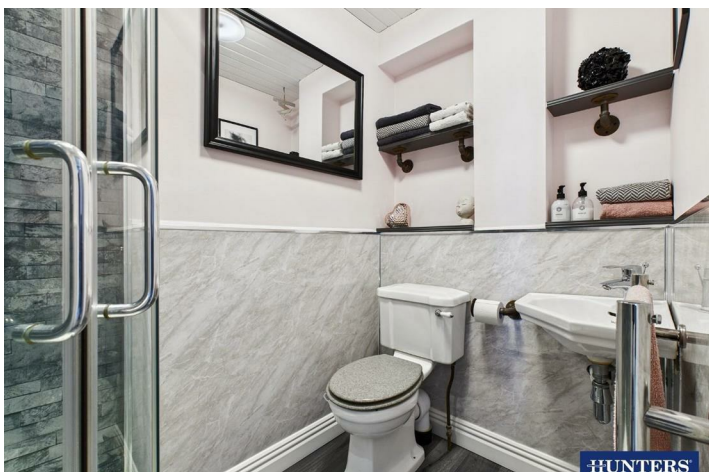
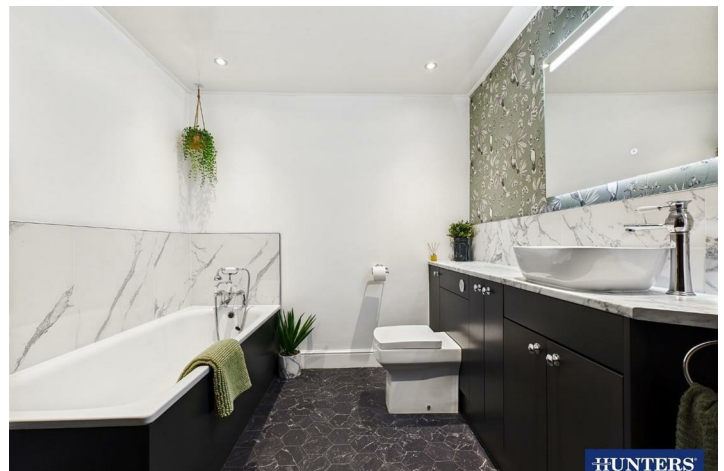
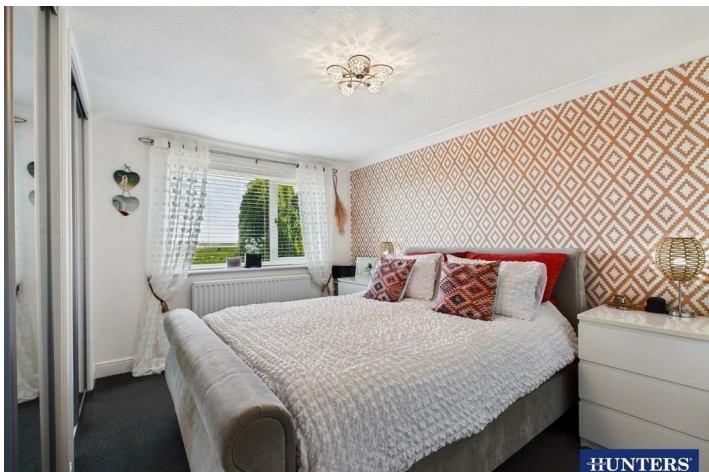
This properties Home Report is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

Floorplan



Floor 1

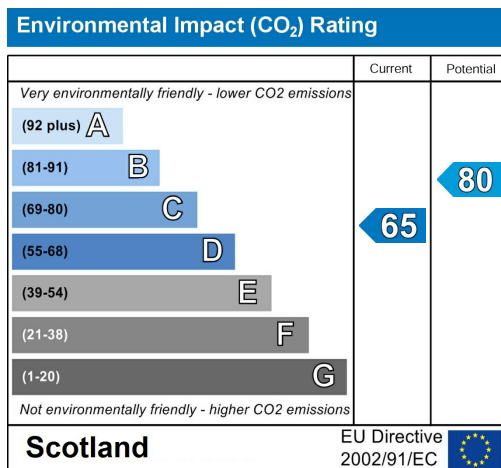
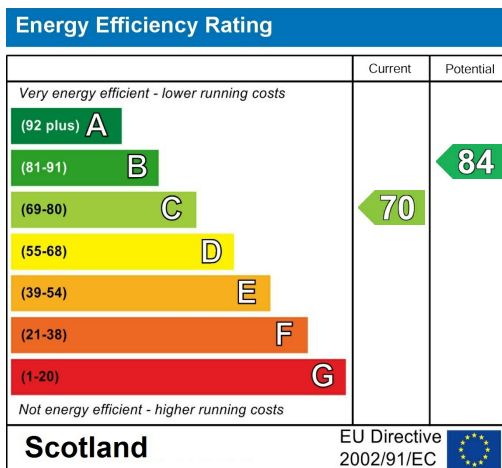






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Energy Efficiency Graph

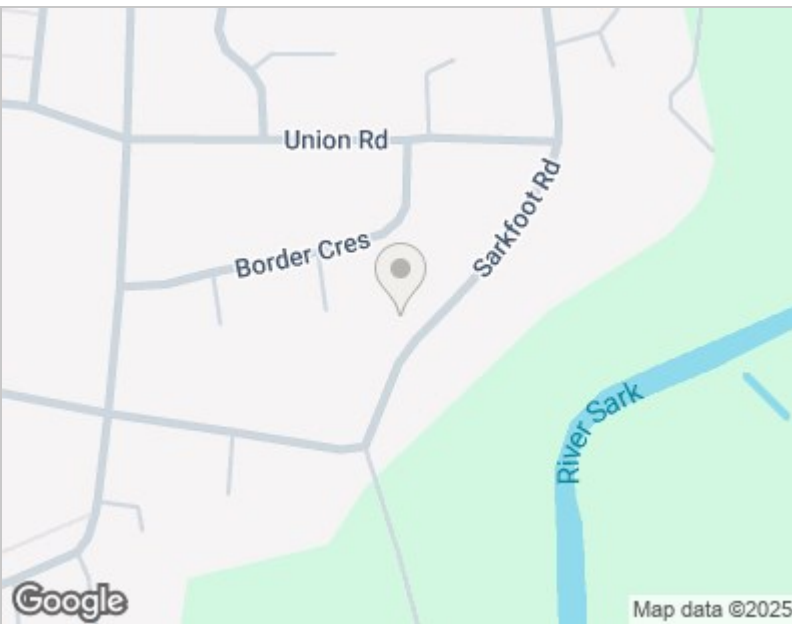


Viewing

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.

Tel: 01387 245898

Road Map



Hybrid Map



HUNTERS
HERE TO GET YOU THERE

Tel: 01387 245898



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