



The Hawthorns

Gretna, DG16 5QA

Offers Over £360,000



- Spacious Detached Family Home
- Living Room & Dining Room
- Kitchen with Central Island, Breakfast Bar & Adjoining Utility Room
- Family Bathroom & Downstairs WC/Cloakroom
- Detached Double Garage plus Large Driveway
- Sought After Development to the Outskirts of Gretna
- Large Conservatory with French Doors to the Garden
- Four Double Bedrooms, Two with En-Suite's
- Mature Gardens with Greenhouse & Decking
- EPC - C

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Occupying a prominent corner plot within a sought after area of Gretna, this three-reception, four bedroom detached family home provides exceptional space internally, along with a detached double garage, ample off-street parking and a lovely rear garden. Presented in a great condition throughout, the property is ready for the new owners to move straight in and add their personal touches over time. The home offers a versatile and spacious layout, which includes a substantial conservatory overlooking the rear garden, impressive kitchen with central island, breakfast bar and adjoining utility room, a valuable ground-floor office/study and four well-proportioned double bedrooms of which there is a dressing-area and en-suite to the master bedroom and a en-suite to bedroom two. The rear garden offers a tranquil space for outdoor entertaining, playing and relaxation, whilst the detached double garage and parking for numerous vehicles ensures the property is perfectly suited to modern family living. Contact Hunters Annan today to schedule your private viewing of this impressive home.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room, conservatory, dining room, kitchen, utility room, office/study and WC/cloakroom to the ground floor with a landing, four bedrooms, two en-suites and family bathroom to the first floor. Externally there is off-street parking, detached double garage and landscaped gardens. EPC - C and Council Tax Band - F.

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.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front with obscured glazed side-panels, internal doors to the living room, kitchen, office/study and WC/cloakroom, radiator and stairs to the first floor landing with an under-stairs cupboard.

LIVING ROOM

Double glazed bay window to the front aspect, radiator, gas fire, glazed double doors to the dining room, patio doors to the conservatory and an additional glazed door to the conservatory.

CONSERVATORY

Double glazed windows to the rear aspect, double glazed patio doors to the rear garden and three radiators.

DINING ROOM

Double glazed window to the rear aspect, radiator and an internal door to the kitchen.

KITCHEN

Stylish fitted kitchen with central island and breakfast bar, comprising a range of base, wall and drawer units with granite worksurfaces and upstands above. Rangemaster stove, extractor unit, integrated dishwasher, space for a fridge freezer, inset one and a half bowl stainless steel sink with mixer tap and worksurface draining grooves, radiator, part-tiled walls/splashbacks, internal door to the utility room and a double glazed window to the rear aspect.

UTILITY ROOM

Fitted base unit with granite worksurface and upstand above. Space and plumbing for a washing machine, space for a tumble drier, wall-mounted and enclosed gas boiler, part-tiled walls/splashbacks, radiator, built-in airing cupboard, external door to the side elevation and a double glazed window to the front aspect.

OFFICE/STUDY

Double glazed window to the front aspect and a radiator.

WC/CLOAKROOM

Two piece suite comprising a WC and wall-mounted wash hand basin. Part-tiled walls, radiator, extractor fan and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway with a galleried landing, internal doors to four bedrooms and family bathroom, and a radiator.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the rear aspect, double glazed window to the front aspect, two radiators, fitted wardrobe with mirrored sliding doors, two built-in wardrobes with double doors and an internal door to the en-suite.

En-Suite:

Four piece suite comprising a WC, pedestal wash basin, bath with hand shower attachment and a shower enclosure with mains shower unit. Part-boarded walls, towel radiator, extractor fan and an obscured double glazed window.

BEDROOM TWO & EN-SUITE

Bedroom:

Two double glazed windows to the front aspect, radiator and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with mains shower. Tiled splashbacks, towel radiator, extractor fan and an obscured double glazed window.

BEDROOM THREE

Double glazed window to the front aspect and a radiator.

BEDROOM FOUR

Double glazed window to the rear aspect, radiator and two built-in wardrobes with double doors.

FAMILY BATHROOM

Three piece suite comprising a WC, pedestal wash basin and bath with shower over. Part-tiled walls, towel radiator, extractor fan, built-in cupboard and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a lawned garden area, along with a large block-paved driveway allowing off-street parking for five/six vehicles. Access from the driveway into the utility room and double garage, along with a pedestrian access-gate to the rear garden.

Rear Garden:

To the rear of the property is an enclosed garden area, benefitting a timber deck, gravelled garden, lawned garden, mature borders and greenhouse.

DOUBLE GARAGE

Detached double garage benefitting two electric roller garage doors, pedestrian access door, power and lighting.

WHAT3WORDS

For the location of this property, please visit the What3Words App and enter - [against.clutches.plans](https://www.what3words.com/)

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.

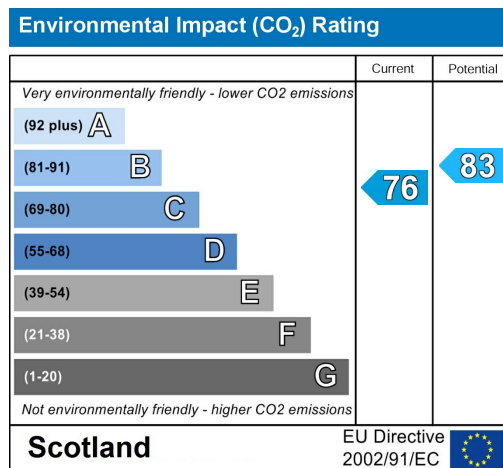
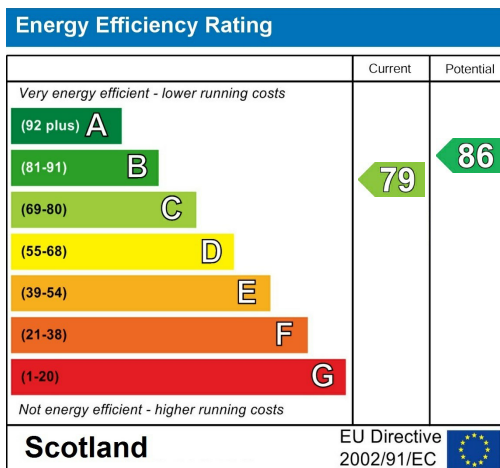
Floorplan







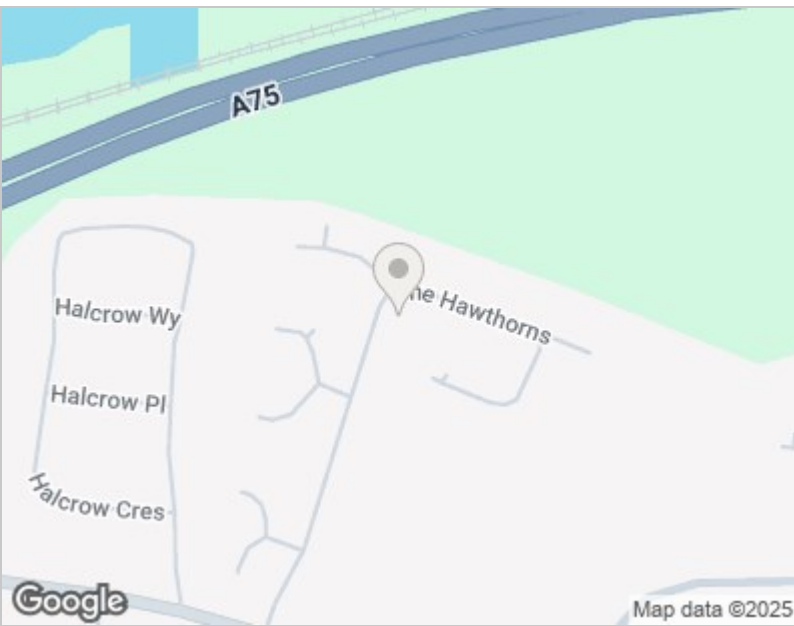
Energy Efficiency Graph



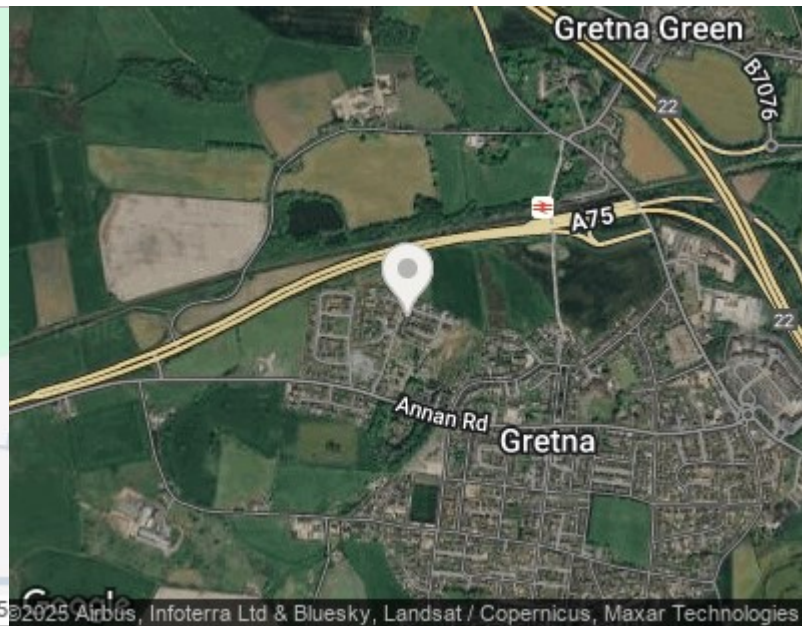
Viewing

Please contact our Hunters Southwest 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





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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