



## Dominion Road

Gretna, DG16 5AP

Offers Over £120,000



- Convenient Gretna Location with Excellent Amenities
- Well Presented Throughout
- Upgraded & Neutral Kitchen
- Bathroom & Separate Shower Room
- Ideal for those seeking an Easy-Living Lifestyle
- Spacious End-Terrace Bungalow
- Generous Living Room with Plenty of Natural Light
- Two Double Bedrooms
- Easy-Maintenance Front & Rear Gardens for Year-Round Enjoyment
- EPC - C

# Dominion Road

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This spacious and well-presented two-bedroom end-terrace bungalow is conveniently situated within Gretna, offering an ideal home for those seeking an easy-living lifestyle. Internally, the property features a generous living room, an upgraded and neutral kitchen, a lovely rear porch with garden access, two double bedrooms, and the convenience of both a bathroom and a separate shower room. Externally, there are attractive gardens to the front and rear, designed for low maintenance and year-round enjoyment. Viewing is highly recommended to fully appreciate the quality and location of this wonderful home.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, hallway, living room, kitchen, two bedrooms, bathroom, shower room, rear hall and rear porch internally. Externally there are gardens to the front and rear. EPC - C and Council Tax Band - B.

Gretna is a vibrant and historic border town, well known for its welcoming atmosphere and excellent transport connections. The town centre offers a wide selection of amenities, including convenience stores, bakeries, butchers, hair salons, and a range of independent shops and eateries. Renowned for its romantic heritage as a famous wedding destination, Gretna also benefits from a strong sense of community and a variety of local events throughout the year. Road links are exceptional, with the A74(M) and A75 providing swift access across South West and Central Scotland, as well as into England. The stunning landscapes of the Lake District National Park are less than an hour's drive to the south, while nearby countryside and coastal walks offer plenty of opportunities to enjoy the outdoors right on the doorstep.



## GROUND FLOOR:

### ENTRANCE HALL

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

### HALLWAY

Internal doors to the kitchen, living room, two bedrooms, bathroom and shower room, radiator and a loft-access point.

### LIVING ROOM

Double glazed window to the rear aspect, two radiators, fireplace with electric stove, and an internal door to the rear hall.

### KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric oven, electric hob, extractor unit, space and plumbing for a washing machine, space for a fridge freezer, one and a half bowl stainless steel sink with mixer tap, radiator and a double glazed window to the front aspect.

### BEDROOM ONE

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

### BEDROOM TWO

Double glazed window to the front aspect, radiator, built-in wardrobe with double sliding doors and a built-in cupboard with double doors, housing the wall-mounted gas boiler.

### BATHROOM

Three piece suite comprising a WC, vanity unit with wash basin and bathtub. Part-tiled walls, chrome towel radiator, recessed spotlights and an obscured double glazed window.

### SHOWER ROOM

Shower enclosure with electric shower, fully-tiled walls and an extractor fan.

### REAR HALL

Internal door to the rear porch and a walk-in cupboard.

## REAR PORCH

External door to the rear garden and double glazed windows to the rear aspect.

## EXTERNAL:

Front Garden:

To the front of the property is a garden area, including mature trees and bushes, borders, external cold water tap and a part-gravelled and part-paved area which could accommodate off-street parking for one vehicle. Please note, the kerb has not been dropped.

Rear Garden:

To the rear of the property is a lawned garden, small paved seating area and a timber garden shed.

## WHAT3WORDS

For the location of this property, please visit the [What 3 Words App](#) and enter - equipment.intervals.districts

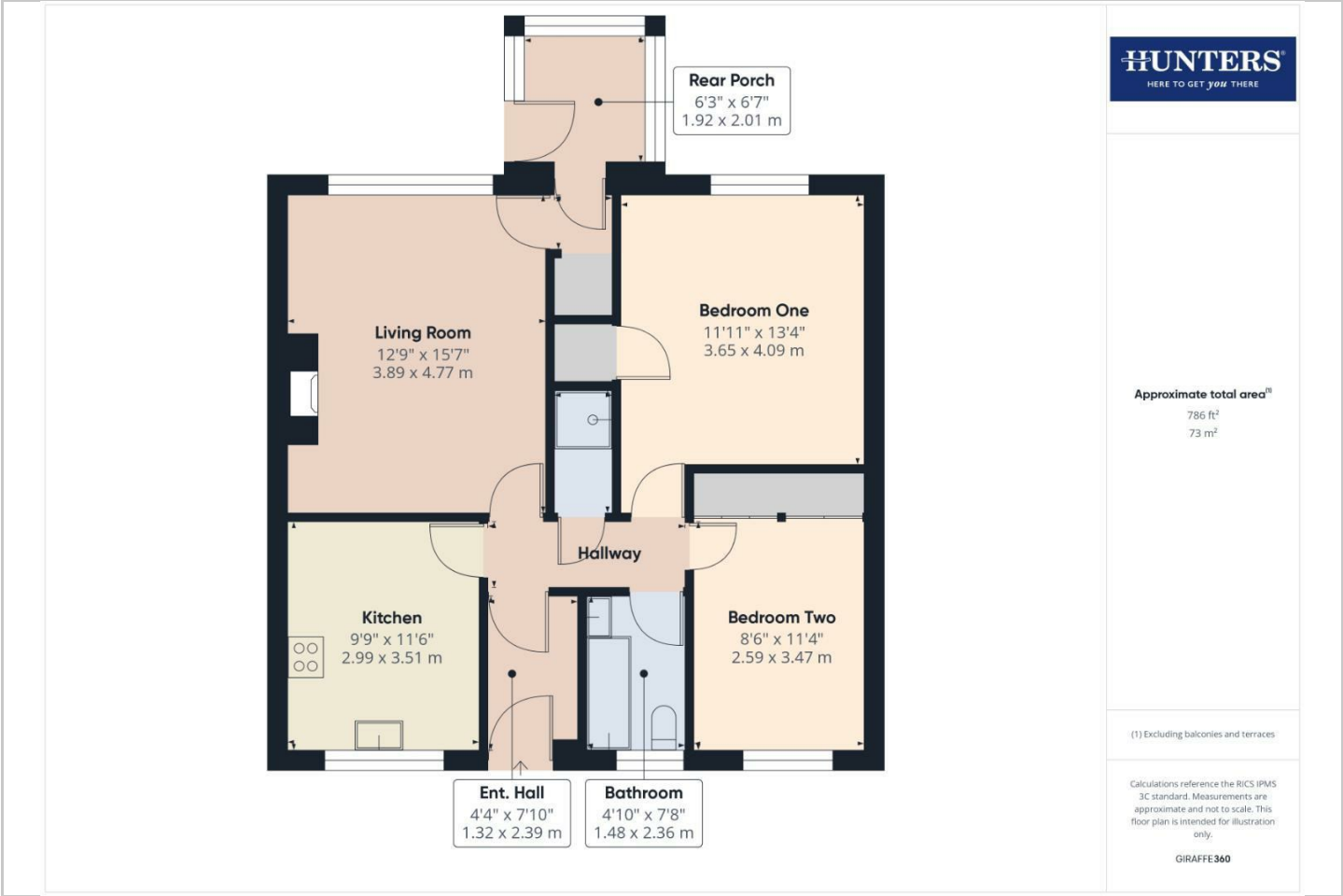
## AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (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.

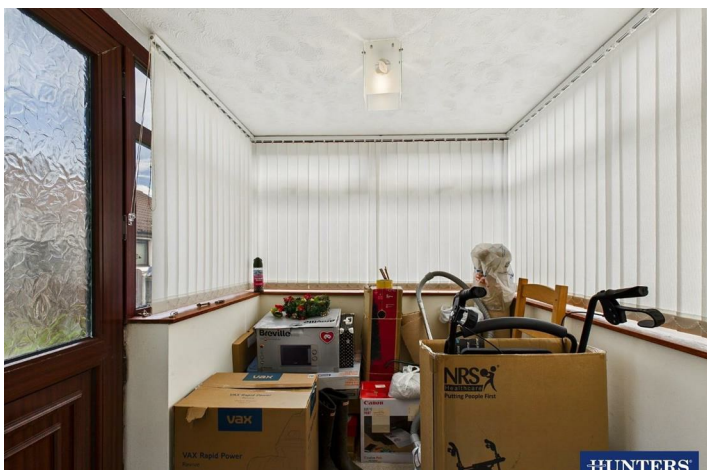
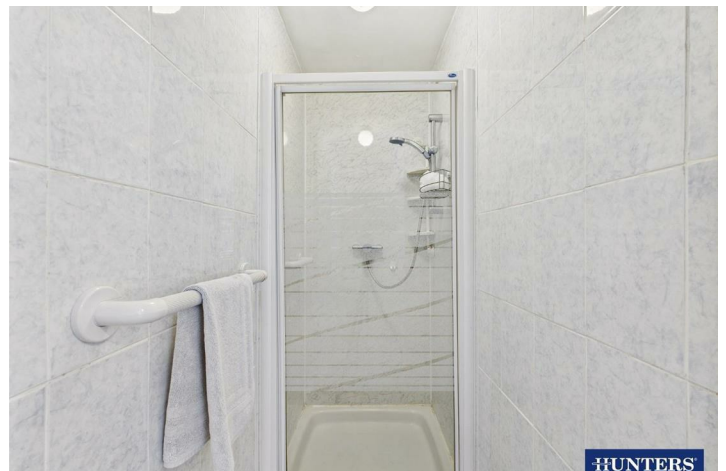
## HOME REPORT

The Home Report for this property 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



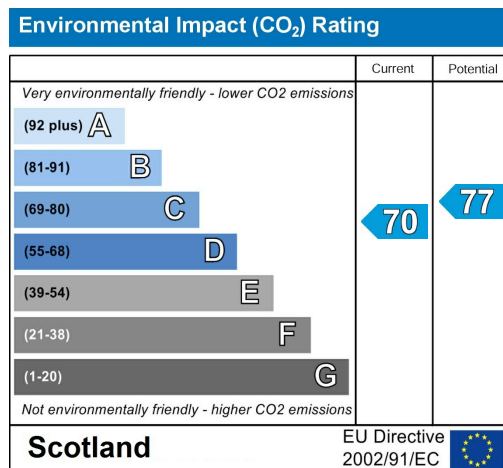
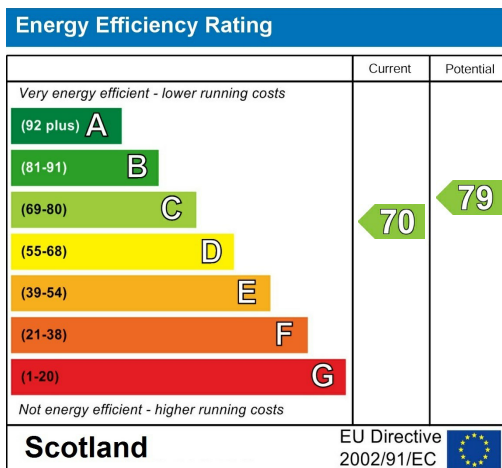








## Energy Efficiency Graph

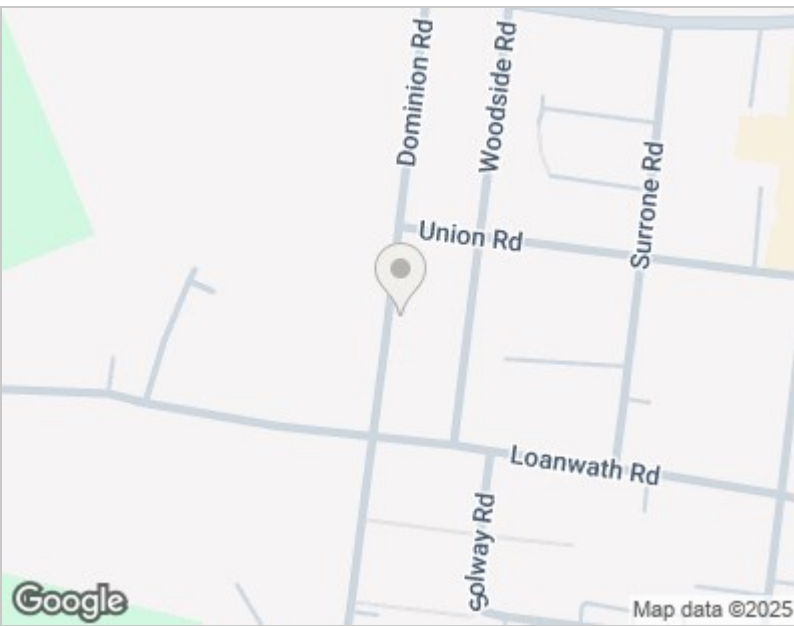


## Viewing

Please contact our Hunters 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



Tel: 01387 245898



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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