

# HUNTERS®

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## Croft Road

Gretna, DG16 5JR

Offers Over £155,000



- Spacious Semi-Detached House
- Living Room & Dining Room
- Large Conservatory with Garden Outlook
- Modern Family Shower Room
- Generous Rear Garden with Raised Patio Seating Area
- Peaceful Gretna Location with Excellent Amenities
- Kitchen with Adjoining Utility Room
- Three Good Sized Bedrooms
- Ample Driveway Parking for Three Vehicles plus a Large Attached Garage
- EPC - D

Tel: 01387 245898

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## Offers Over £155,000



**\*\*CLOSING DATE SET - WEDNESDAY 24TH SEPTEMBER AT 12NOON\*\***

This three-bedroom semi-detached house with garage enjoys a spacious interior and a generous rear garden, an ideal combination to suit a range of purchasers. Located peacefully within Gretna, with an ease of access to all of the towns amenities and transport connections, the property includes a spacious living room, kitchen with adjoining utility room, dining room and large conservatory, along with three good-sized bedrooms and a modern family shower room. Outside, the home benefits from ample driveway parking for up to three vehicles, a large attached garage, and an enclosed rear garden with a raised patio seating area, perfect for entertaining. Contact Hunters today to arrange your viewing.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room, kitchen, dining room, conservatory, utility room and WC/cloakroom to the ground floor with a landing, three bedrooms and shower room to the first floor. Externally there is off-street parking, an attached garage and garden to the rear. EPC - D and Council Tax Band - C.

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:

### HALLWAY

Entrance door from the front, internal doors to the living room and kitchen, radiator and stairs to the first floor landing.

### LIVING ROOM

Double glazed window to the front aspect, two radiators and an internal single glazed window to the dining room.

### KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric oven, electric hob, extractor unit, space and plumbing for a dishwasher, space for an American style fridge freezer, one bowl stainless steel sink with mixer tap, radiator, double glazed window to the rear aspect and internal doors to the dining room and utility room.

### DINING ROOM

Patio doors to the conservatory.

### CONSERVATORY

Double glazed windows and patio doors to the rear garden.

### UTILITY ROOM

Fitted base, wall and tall units with worksurfaces above. Fully-boarded walls, space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, radiator, internal doors to the WC/cloakroom and garage, external door to the rear garden, and a double glazed window to the rear aspect.

### WC/CLOAKROOM

Two piece suite comprising a vanity unit with WC and wash basin. Fully-boarded walls, chrome towel radiator and an extractor fan.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, loft-access point and a double glazed window to the side aspect.

### BEDROOM ONE

Double glazed window to the rear aspect and a radiator.

### BEDROOM TWO

Double glazed window to the front aspect, and a radiator.

### BEDROOM THREE

Double glazed window to the front aspect, and a radiator.

## SHOWER ROOM

Three piece suite comprising a WC and wash basin combination unit, and a corner shower enclosure benefitting a mains shower with rainfall shower head. Fully-boarded walls, towel radiator, extractor fan and an obscured double glazed window.

## EXTERNAL:

Front Driveway:

To the front of the property is a block-paved driveway allowing off-street parking for up to three vehicles. Access from the driveway into the property, along with pedestrian and vehicular access doors to the garage.

Rear Garden:

To the rear of the property is an enclosed garden, benefitting a raised patio area directly outside the conservatory patio doors. A pathway leads down the garden to an area including lawn and decking, and a further garden area that includes gravel and a timber garden shed.

## GARAGE

Manual up and over garage door, external pedestrian access door, power, lighting and a wall-mounted gas boiler.

## WHAT3WORDS:

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

## 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







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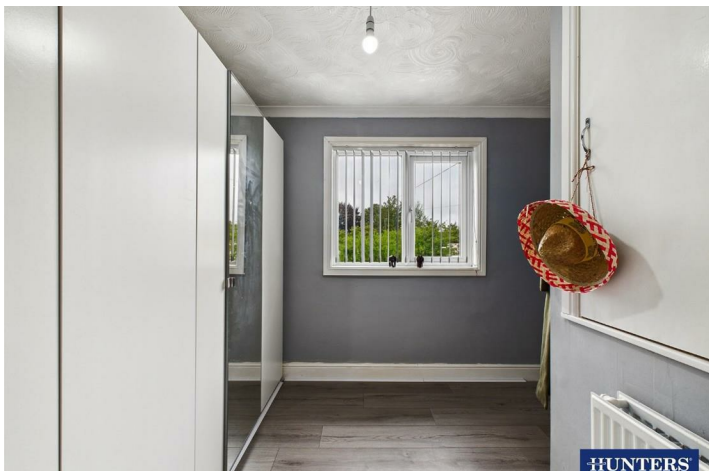
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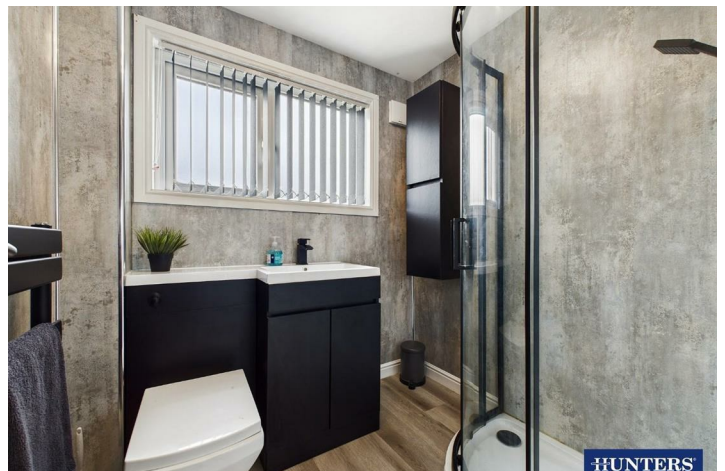
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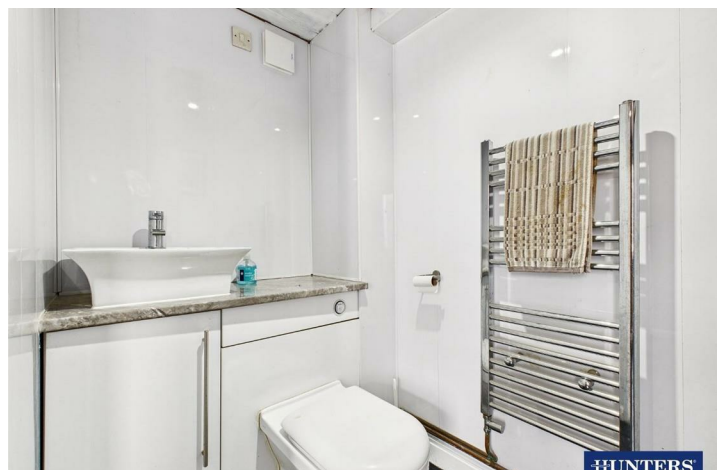
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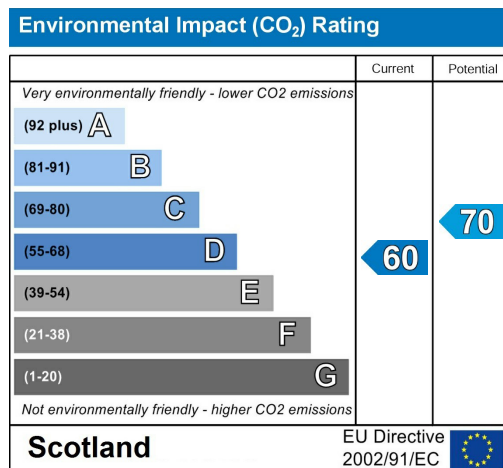
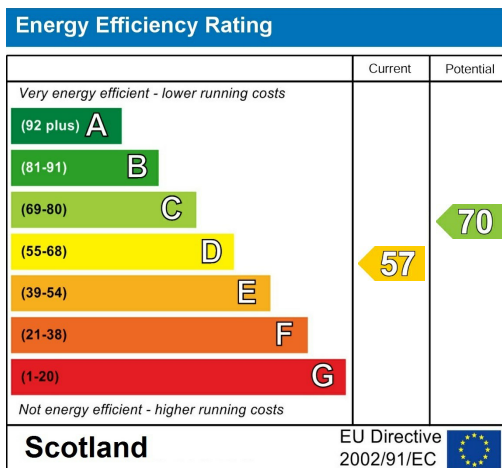


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## Energy Efficiency Graph

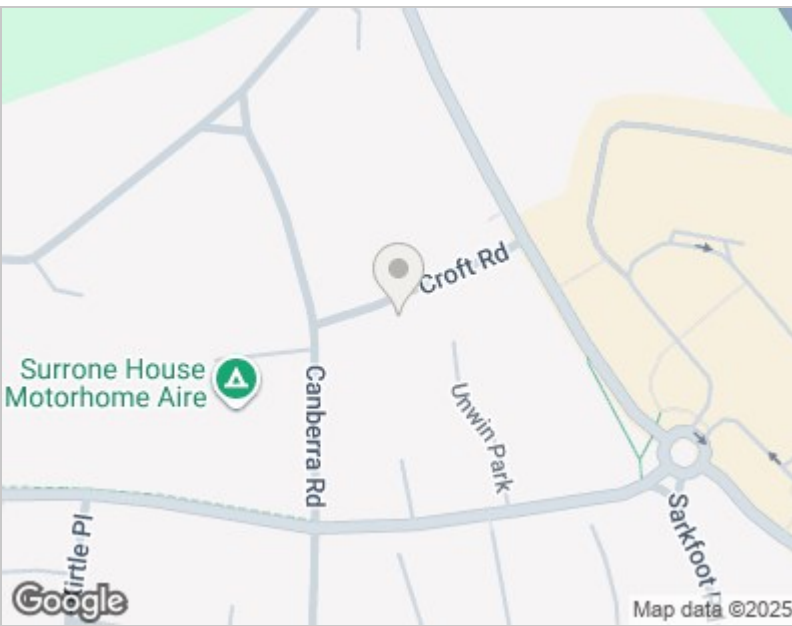


## Viewing

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.



Road Map



Hybrid Map



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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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