



## Kirtle Bank

Rigg, DG16 5HB

Offers Over £375,000



- No Onward Chain
- Detached Family Home conveniently Located within Rigg
- Pristine Condition throughout with Generous, Versatile Living Spaces
- Spacious Kitchen Dining Room with Adjoining Utility Room
- Charming Sunroom for Year-Round Enjoyment
- Bay-Fronted Lounge and Separate Dining Room
- Four Well-Proportioned Bedrooms including Master with Velux Balcony & En-Suite
- Thoughtfully Landscaped Gardens, Perfect for Outdoor Entertaining
- Off-Road Parking for Multiple Vehicles with EV Charging and Integral Garage
- EPC - C

# Kirtle Bank

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NO CHAIN - Offered to the market in pristine condition throughout, this exceptional family home boasts generous and versatile living space, complemented by beautifully maintained and thoughtfully landscaped gardens. At the heart of the home is a spacious kitchen dining room, fitted with a wide range of units and flowing seamlessly into the charming sunroom, a cosy space perfect for year-round enjoyment. For more formal occasions, the property features a bay-fronted lounge, a separate dining room, and a versatile study/snug ideal for home working. Upstairs, there are four well-proportioned bedrooms, with the master enjoying a stylish Velux balcony offering far-reaching, picturesque views and an en-suite bathroom, alongside a further family bathroom serving the remaining bedrooms. Outside, the rear garden provides a private and mature oasis for outdoor entertaining and relaxation, with the convenience of off-road parking for multiple vehicles, EV charging facilities, and an integral garage with a workshop/boiler room. A viewing is essential to fully appreciate the space, quality, and lifestyle this home offers.

The accommodation, which has gas central heating, double glazing and a security alarm system, briefly comprises a hallway, lounge, dining room, kitchen dining room, sunroom, utility room, workshop/boiler room, study/snug and a WC/cloakroom to the ground floor with a landing, four bedrooms, master en-suite and family bathroom to the first floor. Externally there is gated off-street parking, an integral garage and landscaped gardens to the side and rear. EPC - C and Council Tax Band - E.

Rigg is a peaceful hamlet on the edge of Gretna, offering the charm of rural living with the convenience of nearby amenities and excellent transport links. Just minutes away, Gretna provides a wide selection of shops, supermarkets, independent stores, eateries, and essential services, all within a vibrant and welcoming community famed for its rich history and romantic heritage. Residents of Rigg also enjoy superb connectivity, with the A74(M) and A75 giving swift access across South West and Central Scotland as well as into England, while rail links from Gretna Green and Carlisle provide direct services to cities including Glasgow, Edinburgh, Newcastle and London. Surrounded by open countryside and within easy reach of both the Solway Coast and the Lake District National Park, Rigg combines a tranquil setting with outstanding accessibility, making it an ideal location for those seeking a quieter lifestyle without compromising on convenience.

Tel: 01387 245898

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the lounge, dining room, kitchen dining room, study/snug and WC/cloakroom, walk-in cupboard with lighting internally, radiator and stairs to the first floor landing.

### LOUNGE

Double glazed bay window to the front aspect, double glazed window to the side aspect, two radiators and a fireplace with electric fire. (The owner has advised that the electric fire could be replaced with a gas fire as there is a gas connection available)

### DINING ROOM

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

### KITCHEN DINING ROOM

Kitchen Area:

Extensive fitted kitchen with breakfast bar peninsula, comprising a range of base, wall, drawer, display and tall units with worksurfaces, upstands and tiled splashbacks above. Integrated electric double oven, gas hob, extractor unit, integrated under-counter fridge, integrated dishwasher, one and a half bowl stainless steel sink with mixer tap, recessed spotlights, internal door to the utility room and a double glazed window to the rear aspect.

Dining Area:

Double glazed window to the side aspect, part-glazed double doors to the sunroom, recessed spotlights and a radiator.

### SUNROOM

Double glazed window to the side aspect, double glazed window to the rear aspect, double glazed patio doors to the rear garden, and a radiator.

### UTILITY ROOM

Fitted base and wall units with worksurfaces and upstands above. Space and plumbing for a washing machine, space for an under-counter appliance, space for a fridge freezer, one bowl stainless steel sink with mixer tap, part-tiled walls, radiator, extractor fan, internal door to the workshop/boiler room, and an external door to the rear garden with a double glazed side-window.

### WORKSHOP/BOILER ROOM

Fitted worksurface/workbench, wall-mounted gas boiler, internal door to the garage and a double glazed window to the rear aspect.

### STUDY/SNUG

Radiator and extractor fan.

### WC/CLOAKROOM

Two piece suite comprising a WC and corner vanity unit with wash hand basin. Tiled splashback, chrome towel radiator, extractor fan and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway with galleried landing, internal doors to four bedrooms and family bathroom, built-in cupboard with lighting and water cylinder internally, radiator and a double glazed Velux window.

### MASTER BEDROOM & EN-SUITE

Master Bedroom:

Velux balcony window with rear outlook, Velux window, radiator, fitted wardrobes, small storage cupboard and an internal door to the en-suite.

Master En-Suite:

Three piece suite comprising a WC, vanity unit with wash basin and a shower enclosure with mains shower. Tiled splashbacks, tiled flooring, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

### BEDROOM TWO

Double glazed window to the front aspect, radiator and fitted wardrobes.

### BEDROOM THREE

Double glazed window to the rear aspect, radiator and an internal door to bedroom four/dressing room.

### BEDROOM FOUR/DRESSING ROOM

Double glazed Velux window, radiator, loft-access point and fitted open wardrobes. (The owner has advised the loft includes a pull-down ladder, part-boarding and lighting internally)

### FAMILY BATHROOM

Four piece suite comprising a WC, vanity unit with wash basin, shower enclosure with mains shower and a bathtub. Part-tiled walls, tiled flooring, chrome towel radiator, extractor fan and a double glazed Velux window.

### EXTERNAL:

Front Driveway:

To the front of the property is a generous driveway with a feature sandstone boundary wall and double-gated entrance to the front. The driveway can accommodate off-road parking for four/five vehicles, with an additional area of paving which could be used for leisure purposes or as additional parking for vehicles, caravan or campervan. From the driveway is a ramped access to the front door, along with access to into the garage, EV charger, external lighting and access gates to both sides of the property.

Rear & Side Gardens:

To the rear of the property is a beautifully appointed and mature garden with open views, benefitting a large porcelain patio with fixed timber gazebo, two further paved seating areas, lawned garden and extensive borders including flowerbeds, shrubs and mature trees. Additionally, within the rear garden is an external cold water tap, external power sockets and external lighting. To the side of the property is a private garden area, including lawn, mature trees and paved area, along with an external power socket and lighting.

### GARAGE

Manual up and over garage door, power, lighting and cold water tap.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [replaying.file.includes](#)

### 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:

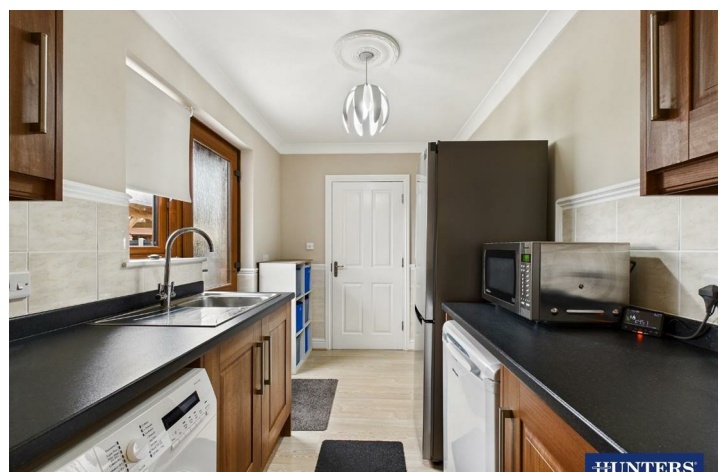
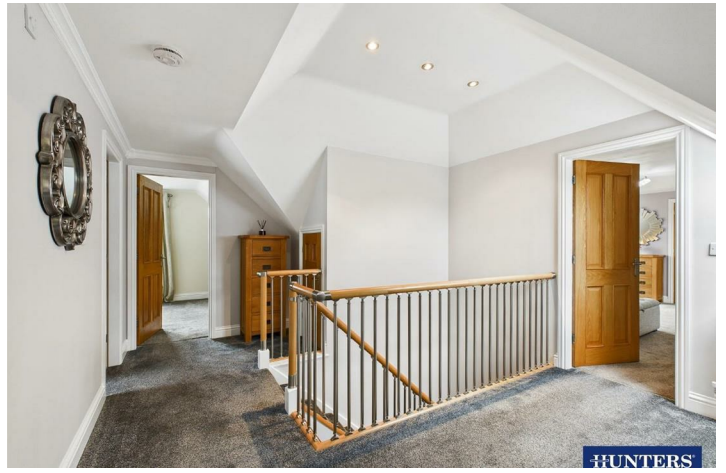
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Floorplan



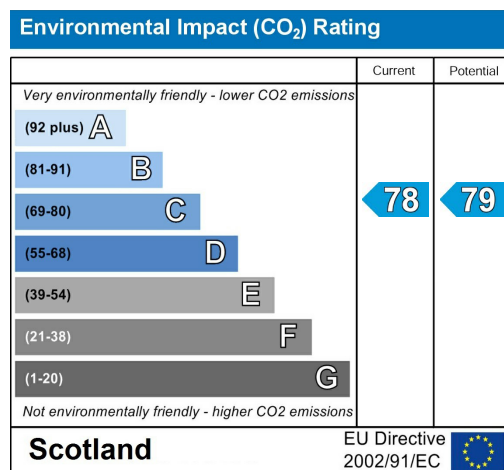
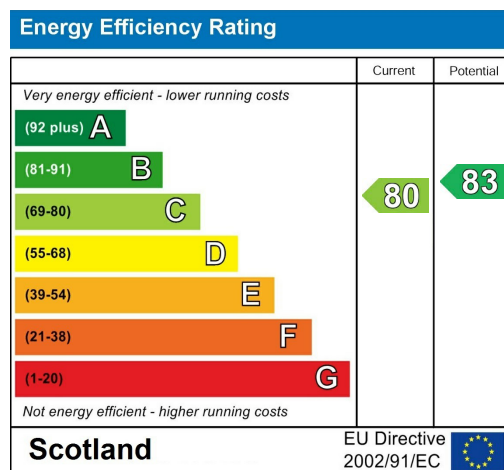








## Energy Efficiency Graph

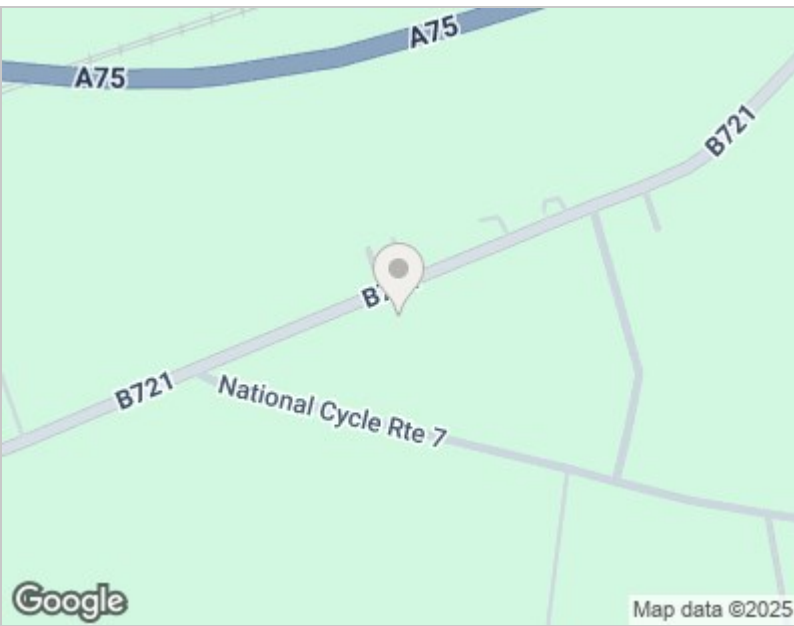


## Viewing

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





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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