



## Strathblair, Annan Road

Gretna, DG16 5DQ

Offers Over £240,000



- Spacious Detached Bungalow
- Located Towards the Outskirts of Gretna
- Large Kitchen with Peninsula
- Four-Piece Family Bathroom
- Gated Off-Road Parking & Garage

- Well Presented & Lovingly Cared For
- Living Room & Dining Room
- Three Double Bedroom with Master En-Suite
- Gardens to the Front, Side & Rear
- EPC - D

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Lovingly cared for and well presented throughout is this three bedroom detached bungalow, complete with garage, gardens and off-road parking. Located towards the outskirts of Gretna town yet within walking distance of the many towns amenities including bus stops and the CO-OP store. Internally, the accommodation offers versatile space, with two reception rooms, large kitchen and three double bedrooms with the master benefitting an en-suite. Additionally, all bedrooms have fitted wardrobes and with an excellent double cupboard in the hallway there are numerous storage options too. Heading outside, there are low-maintenance gardens to the front, side and rear along with a gated driveway and single garage with attached store room. A viewing is not only recommended, it is essential to appreciate the location, space and quality of this lovely bungalow.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room, dining room, kitchen, three double bedrooms, master en-suite and family bathroom internally. Externally there are gardens to the front, side and rear, gated off-road parking and a detached single garage with attached store room. EPC - D and Council Tax Band - E.

Located just on the outskirts of Gretna town centre, the convenience of this properties location is perfect. Within walking distance you can access multiple bus stops along with 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.

## HALLWAY

Entrance door from the front, internal doors to the living room, kitchen, three bedrooms and bathroom, two radiators, loft access point and a storage cupboard with double doors. We have been advised the loft includes a pull-down ladder and part-boarding.

## LIVING ROOM

Double glazed window to the front aspect, double glazed window to the side aspect, radiator, gas fire and double doors to the dining room.

## DINING ROOM

Double glazed sliding patio door to the side elevation, radiator and an internal door to the kitchen.

## KITCHEN

Fitted kitchen comprising a range of base, wall, drawer and display units with matching worksurfaces and splashbacks above. Integrated eye-level double oven, electric hob, extractor unit, integrated dishwasher, space and plumbing for a washing machine, space for an under-counter fridge and freezer, one and a half bowl sink with mixer tap, under-counter lighting, radiator, double glazed window to the side aspect, double glazed window to the rear aspect and an external door to the side elevation.

## MASTER BEDROOM

Double glazed window to the front aspect, radiator, fitted wardrobes with matching over-bed unit and an internal door to the en-suite.

## MASTER EN-SUITE

Three piece suite comprising a WC, pedestal wash hand basin and a step-in shower enclosure with electric shower unit. Part-boarded and part-tiled walls, chrome towel radiator, extractor fan, illuminated mirror and an obscured double glazed window.

## BEDROOM TWO

Double glazed window to the rear aspect, radiator, fitted wardrobes with matching dresser and bedside cabinet.

## BEDROOM THREE

Double glazed window to the rear aspect, radiator and a built-in wardrobe with double sliding doors.

## BATHROOM

Four piece suite comprising a WC, pedestal wash hand basin, corner bathtub and a shower enclosure with electric shower unit. Fully-tiled walls, radiator, extractor fan and an obscured double glazed window.

## EXTERNAL

Front Garden:

To the front of the property is a low-maintenance gravelled garden which includes numerous mature shrubs and bushes throughout. A pathway with gate from the front pavement towards the front door, leading further down both sides of the property to the side & rear gardens.

Side Garden:

A block paved seating area, directly outside the dining room patio door. Further access into the kitchen along with access to the rear garden.

Rear Garden:

A fully paved rear garden with clothes drying lines and a floral border. Additionally, a block-paved driveway area with roller gate allows off-road parking for two vehicles, with access from here into the garage via electric roller door.

## GARAGE

Accessible via an electric roller door from the driveway or pedestrian access door. Power and lighting internally.

## STORE ROOM

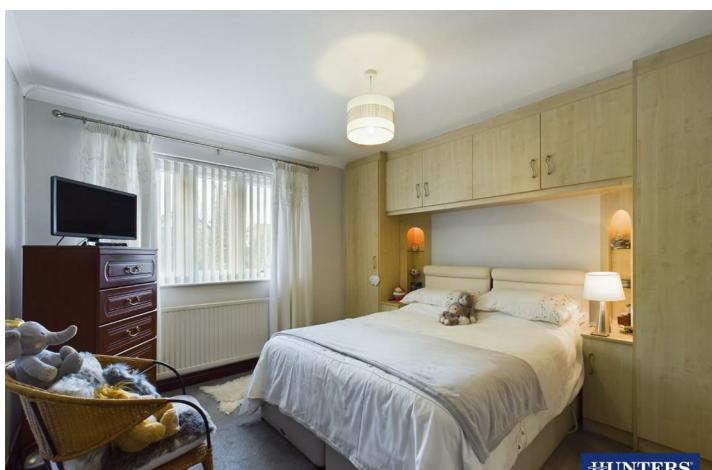
Pedestrian access door, power and a cold-water tap.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - hopefully.occur.scoop

## Floorplan

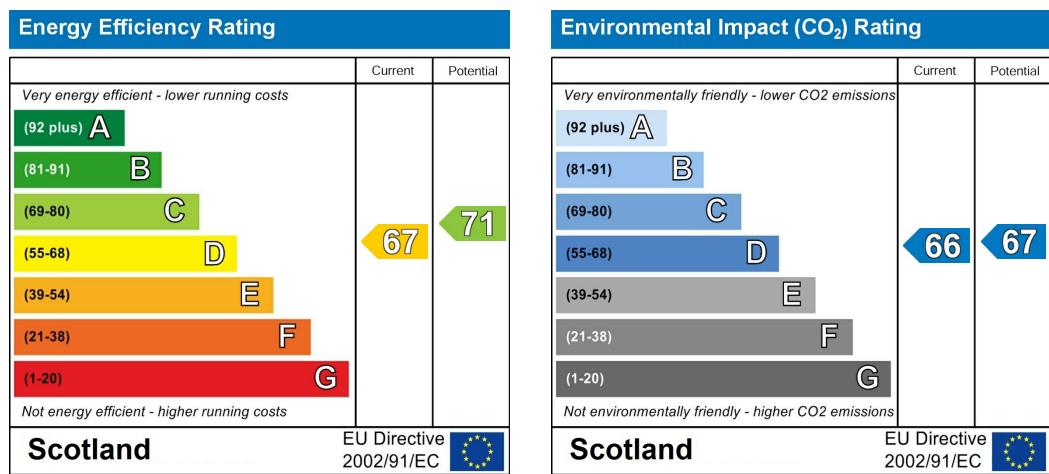






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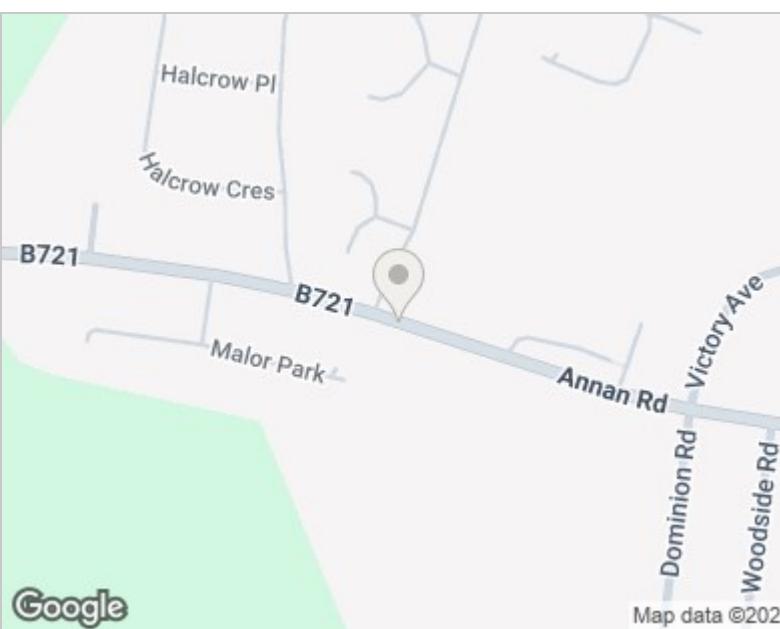
### Energy Efficiency Graph



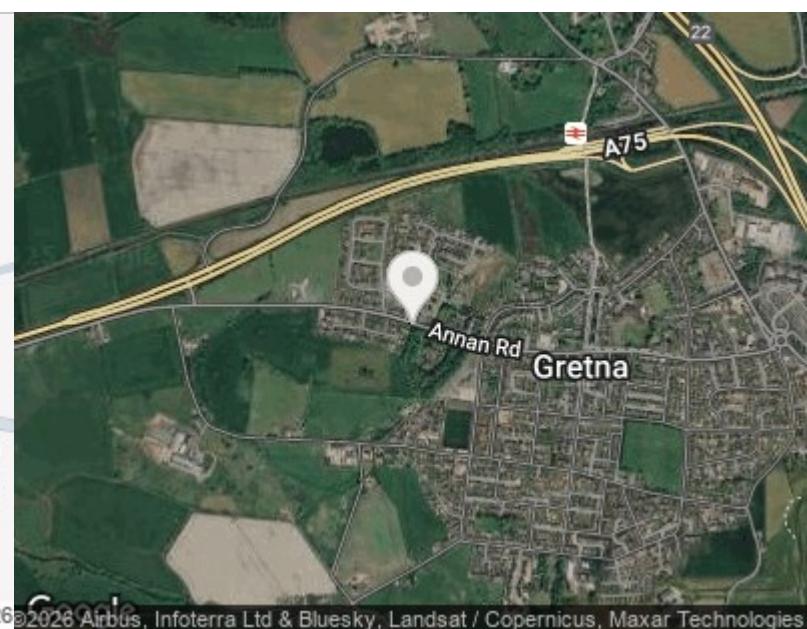
### Viewing

Please contact our Hunters Southwest Scotland 01387 245 898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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Tel: 01387 245898



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