



Cherry Tree Park, Empire Way, Gretna, DG16 5BP

- Pleasantly Situated Detached Park Home,
- Stylish, Walk in Condition,
- Living Room, Modern Kitchen,
- Double Glazing, Onsite Driveway,
- Age 50 years and Above,
- Desirable Cherrytree Park Development,
- 2 Bedrooms and Bathroom,
- Entrance Hallway, Calor Central Heating,
- Well Established, Low Maintenance Garden,
- Viewing is Recommended.

Offers Over £39,000



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DESCRIPTION

A hidden gem pleasantly situated in the popular 'Cherrytree Park' development, this Detached Park Home is boasting a stylish, walk in condition with low maintenance surround garden and within ease of access of a wealth of local amenities and including convenience stores, bakery, butchers and hairdressing/beauty salons and Caladonian Park Retail Village. Access to the A74(M) and the A75 which provide access to Central Scotland and South West Scotland. Access the the Lake District National Park within 1 hours drive South. Gretna Green also benefits a railway station, which has regular trains towards Dumfries and Carlisle. Please contact Hunters today for further information.

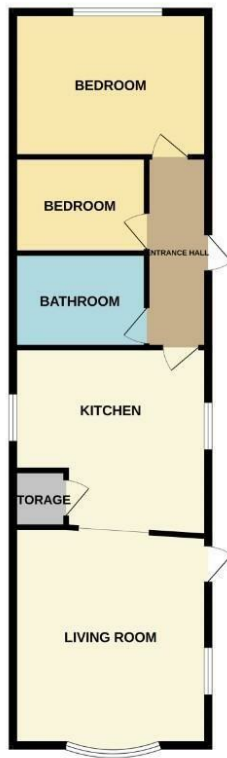
The accommodation briefly comprises of Entrance Hallway, Open Plan Living, Dining & Kitchen Area, 2 Bedrooms and Bathroom. The property is benefiting from LPG Bottled Gas Central Heating, Double Glazing, Onsite Parking and Well Established, Low Maintenance Garden. Cherrytree Park is a residential development for 50's years or over.

A viewing is recommended to appreciate the situation of this lovely Park Home and the site.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2023

Viewings

Please contact centralhub@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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.