HUNTERS®

HERE TO GET *you* THERE

Cherry Tree Park

Empire Way, Gretna, DG16 5BP

Fixed Asking Price £85,000

2 1 1

Council Tax: A

18 Cherry Tree Park

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Entrance Hallway
Accessed via three double-glazed doors, the entrance hall includes a radiator and built-in cupboard with sliding doors,

Living Room and Dining Room
A bright dual-aspect reception room enjoying stunning coastal views to the rear and side. Features include two double-glazed bay windows, an additional side window, two radiators, and a decorative fireplace.

Dining Kitchen
Fitted with modern base and wall units and complementary work surfaces. Incorporating a four-ring gas hob with extractor above and oven below, sink unit, plumbing for a washing machine, central heating boiler, and a built-in storage cupboard. Double glazed widow to the side elevation overlooking the beautiful garden and radiator.

Bedroom 1
Front-facing bedroom with a double-glazed window and radiator. Benefiting from fitted wardrobes, a dressing table, and a chest of drawers.

Bedroom 2
Front-facing bedroom with a double-glazed window. Including fitted wardrobes with coordinating dressing table.

Externally
Set on a generous double plot with mature, well-established gardens, including a man-made pond, garden store, and patio area. Off-street parking for two vehicles is provided to the side.

Additional Information
We advise the site fee is approximately £204.42 per month including water and not included in the council tax. The electric meters are read by the site warden quarterly, then each park home is billed accordingly.

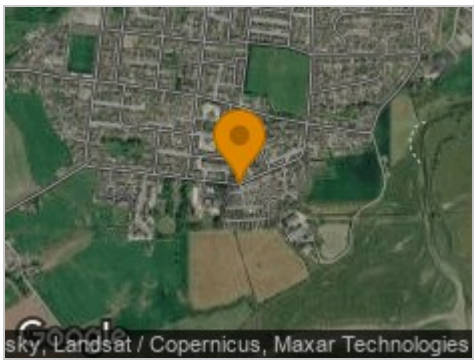
Purchasers must be in retirement/semi-retirement and over the age of 50 years. Please request a copy of the park rules from the agents office.

We would like to advise prospective buyers that upon sale of the park home the seller does pay 10% commission of the sales price to the site owners.

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.

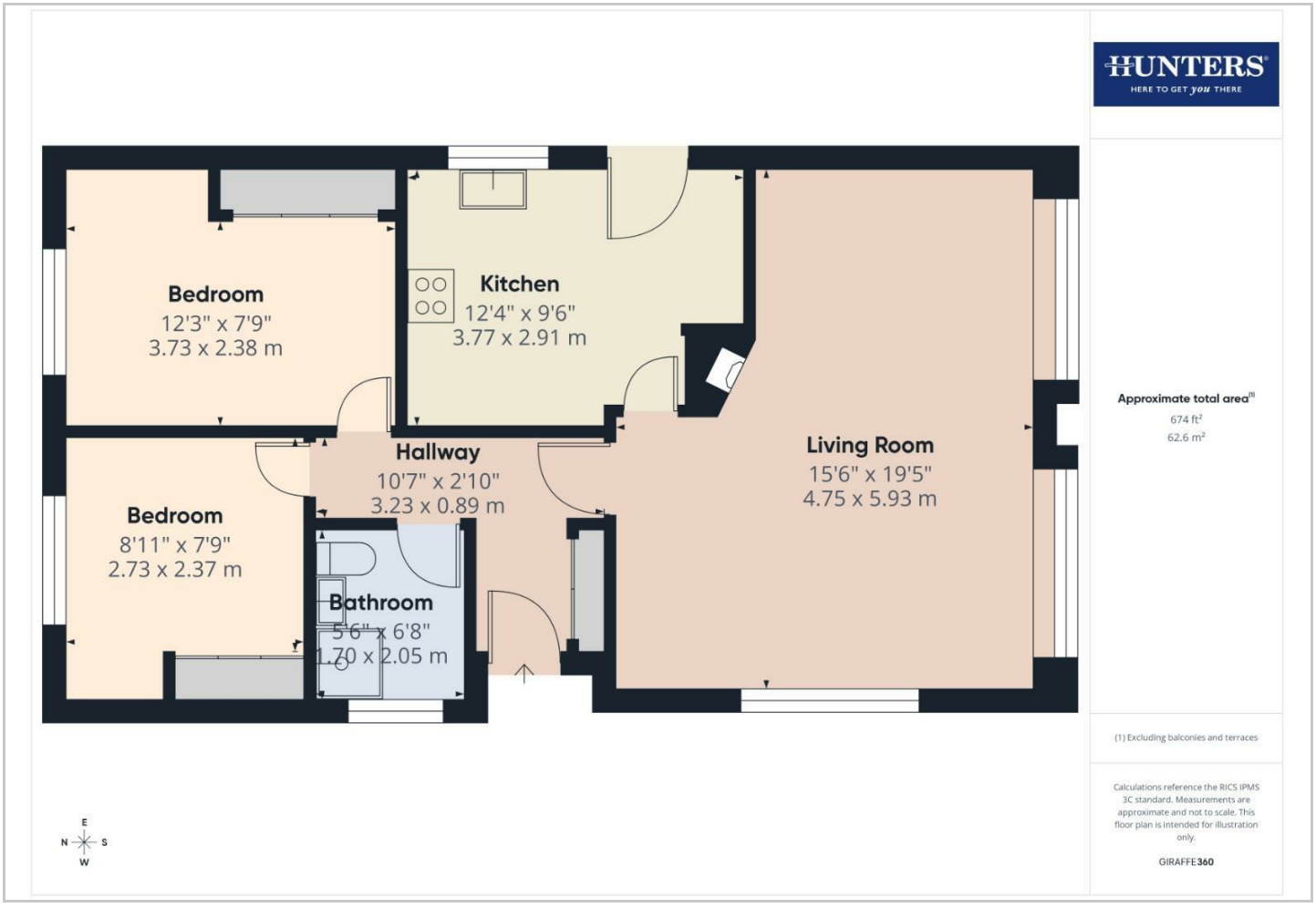
Road Map

Hybrid Map



Terrain Map

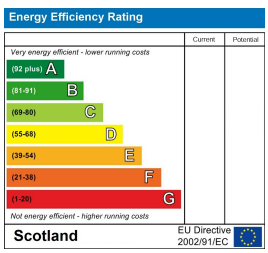
Floor Plan

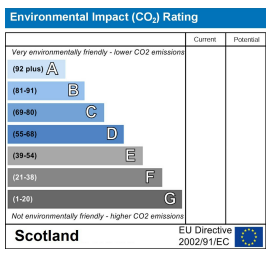


Viewing

Please contact our Hunters Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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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