HUNTERS®

HERE TO GET *you* THERE



Annan Road

Gretna, DG16 5DN

Offers Over £325,000

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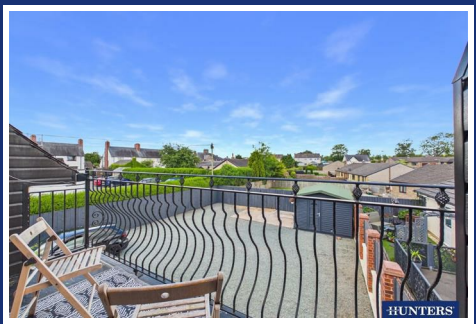
- No Onward Chain
- Central Gretna Location Close to Amenities and Transport Links
- Exceptionally Presented, Beautifully Maintained and Ready to Move Into
- Six Double Bedrooms, Each with En-Suite Facilities, including One on the Ground Floor
- Substantial Driveway with Ample Off-Road Parking
- Substantial Semi-Detached Property in an Elevated Position
- Excellent Residential, Multi-Generational, or Guest House Potential
- Multiple Reception Spaces including Dining Room, Living Room, Kitchen and Office
- Beautifully Appointed Front Garden with Patio Seating Area and Pond
- EPC - C

Tel: 01387 245898

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Gretna, DG16 5DN

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Offered to the market with no onward chain, this substantial semi-detached property occupies an attractive elevated position within the heart of Gretna, close to a wide range of local amenities and excellent transport links. Presented in exceptional condition throughout, the property has clearly been maintained and improved to a superb standard, creating a home that is ready to move into and enjoy from the outset. Space is in abundance, with the generous and highly versatile accommodation lending itself perfectly to a variety of uses, whether as an impressive family home, a property suited to multi-generational living, or a guest house/business venture, subject to any necessary consents. The layout offers excellent flexibility, with multiple reception spaces including a dining room, living room, kitchen and office, together with the added benefit of a double bedroom with en-suite facilities on the ground floor. The bedroom accommodation continues to impress on the first floor, with five further double bedrooms, each benefitting from its own private en-suite facilities, and one with a lovely balcony overlooking the rear. Externally, the property enjoys a beautifully appointed front garden featuring a patio seating area and pond, while a substantial driveway provides ample off-road parking. A rare opportunity to acquire a beautifully presented, spacious and adaptable property in a convenient central Gretna location, with early viewing strongly recommended.

Utilities, Services & Ratings:
Gas Central Heating and Double Glazing Throughout.
EPC - C and Council Tax Band - D.

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:

ENTRANCE HALL
Entrance door from the front with double glazed size-panel windows, double-width opening to the dining room, internal door to bedroom one, and a radiator.

DINING ROOM
Fireplace, two radiators, internal doors to the kitchen and side hall, and an internal double glazed window to the living room.

KITCHEN
Fitted kitchen with breakfast bar peninsula, comprising an extensive range of base and wall units with worksurfaces and tiled splashbacks above. Integrated range cooker with gas burners, extractor unit, space with plumbing for a washing machine, space with plumbing for a dishwasher, space for an American-style fridge freezer, one and a half bowl stainless steel sink with mixer tap, wall-mounted and enclosed gas boiler, built-in cupboard with double sliding doors, radiator, external door to the side driveway, internal door to the living room, double glazed window to the rear aspect, and a double glazed window to the side aspect.

LIVING ROOM
Double glazed French doors to the rear garden, and two designer vertical radiators.

BEDROOM ONE & EN-SUITE
Bedroom One:
Double glazed window to the front aspect, radiator, and an internal door to the en-suite.
En-Suite:
Three piece suite comprising a WC, wall-mounted wash basin, and a corner shower cabin. Tiled flooring, radiator, extractor fan, and an obscured double glazed window.

SIDE HALL
External door to the side driveway, internal door to the office, radiator, and stairs to the first floor landing.

OFFICE
Radiator, and a double glazed window to the side aspect.

FIRST FLOOR:

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

BEDROOM TWO & EN-SUITE
Bedroom Two:
Double glazed window to the front aspect, two radiators, and an internal door to the en-suite.
En-Suite:
Three piece suite comprising a WC, pedestal wash basin, and a shower enclosure with mains shower unit. Part-tiled walls, tiled flooring, extractor fan, and an obscured double glazed window.

BEDROOM THREE & EN-SUITE
Bedroom Three:
Double glazed window to the front aspect, radiator, and an internal door to the en-suite.
En-Suite:
Three piece suite comprising a WC, vanity unit with wash basin, and a shower enclosure with mains shower unit. Part-tiled walls, tiled flooring, and an extractor fan.

HALLWAY
Internal doors to bedroom four, bedroom five and bedroom six, radiator, double glazed skylight lantern, built-in cupboard with lighting internally, and an external emergency-escape door to the rear garden.

BEDROOM FOUR & EN-SUITE
Bedroom Four:
Double glazed window to the side aspect, radiator, and an internal door to the en-suite.
En-Suite:
Three piece suite comprising a WC, vanity unit with wash basin, and a shower enclosure with electric shower unit. Part-boarded walls, extractor fan, and an obscured double glazed window.

BEDROOM FIVE & EN-SUITE
Bedroom Five:
Double glazed window to the side aspect, double glazed Velux window, radiator, and an internal door to the en-suite.
En-Suite:
Three piece suite comprising a WC, vanity unit with wash basin, and a shower enclosure with electric shower unit. Part-tiled walls, extractor fan, and an obscured double glazed window.

BEDROOM SIX, EN-SUITE & BALCONY
Bedroom Six:
Double glazed French doors to the balcony, designer vertical radiator, fitted wardrobe with triple sliding doors, and an internal door to the en-suite.
En-Suite:
Three piece suite comprising a WC, vanity unit with wash basin, and bath with hand shower attachment. Part-boarded walls, chrome towel radiator, and an extractor fan.
Balcony:
Rear outlook and complete with metal railings and external lighting.

EXTERNAL:
Front Garden:
To the front of the property is a beautifully appointed and mature garden, complete with paved pathways and seating area directly in front of the entrance door, along with a variety of established shrubs, bushes and trees, and an ornamental pond which is shared with the neighbouring property. An external power socket is positioned on the front elevation.
Driveway:
The substantial driveway leads from the Annan Road down the side of the property to the rear. Access from the driveway into both the kitchen and side hall, along with an external cold-water tap being positioned on the side elevation.
Rear Garden/Parking:
To the rear of the property is a generous gravelled garden/parking area, along with a small paved seating with raised planter and gate, and a timber garden shed which benefits from power sockets and lighting internally.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///corkscrew.claim.stewing

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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HERE TO GET you THERE
Kitchen
22'5" x 11'7"
6.85 x 3.55 m
Living Room
22'1" x 10'8"
6.74 x 3.25 m
Office
7'3" x 7'7"
2.22 x 2.32 m
Dining Room
20'1" x 13'10"
6.15 x 4.23 m
Side Hall
5'6" x 12'7"
1.69 x 3.84 m
En-Suite
6'6" x 10'8"
2.00 x 3.25 m
Entrance Hall
7'0" x 12'5"
2.15 x 3.80 m
Bedroom One
12'8" x 11'11"
3.87 x 3.63 m
Ground Floor
N
W
E
S
Balcony
5'0" x 10'10"
1.54 x 3.30 m
Bedroom Five
11'1" x 11'6"
3.40 x 3.52 m
Bedroom Six
15'8" x 8'7"
4.79 x 2.64 m
En-Suite
3'5" x 7'9"
1.05 x 2.38 m
En-Suite
3'6" x 7'10"
1.07 x 2.39 m
En-Suite
5'9" x 6'6"
1.77 x 2.01 m
Bedroom Four
11'3" x 8'0"
3.43 x 2.46 m
Hallway
Landing
5'6" x 8'2"
1.70 x 2.49 m
Bedroom Three
16'3" x 14'11"
4.97 x 4.56 m
En-Suite
7'5" x 5'7"
2.27 x 1.71 m
Bedroom Two
19'7" x 11'10"
5.98 x 3.63 m
Floor 1
Approximate total area(1)
2325 ft²
215.8 m²
Balconies and terraces
94 ft²
8.7 m²
Reduced headroom
9 ft²
0.9 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


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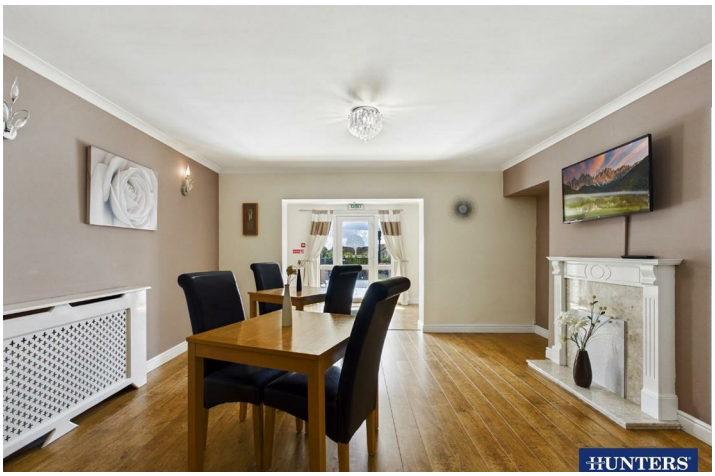

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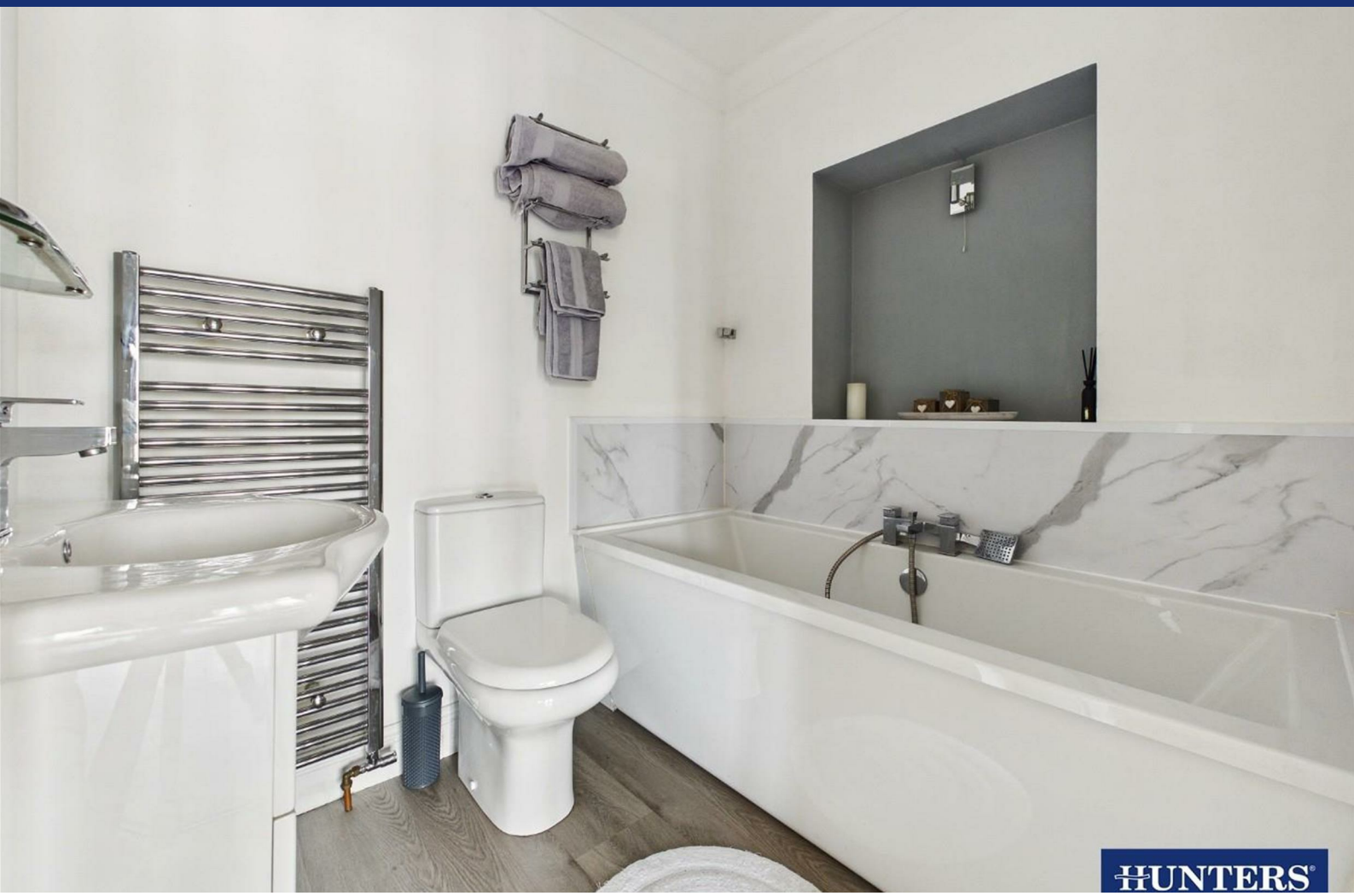




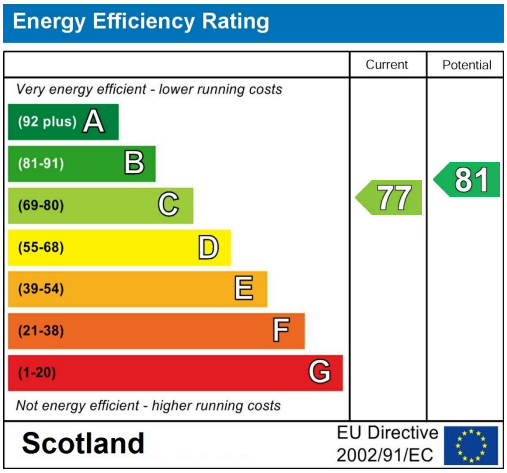


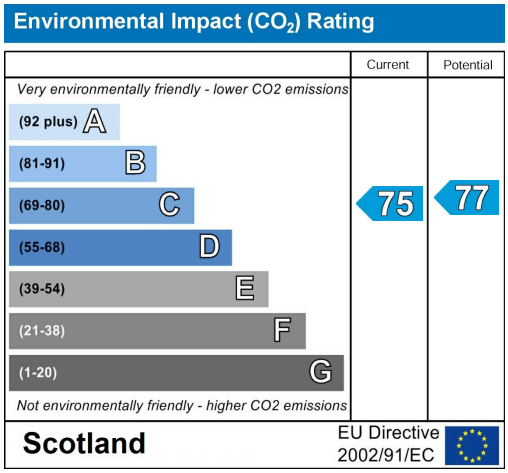






Energy Efficiency Graph



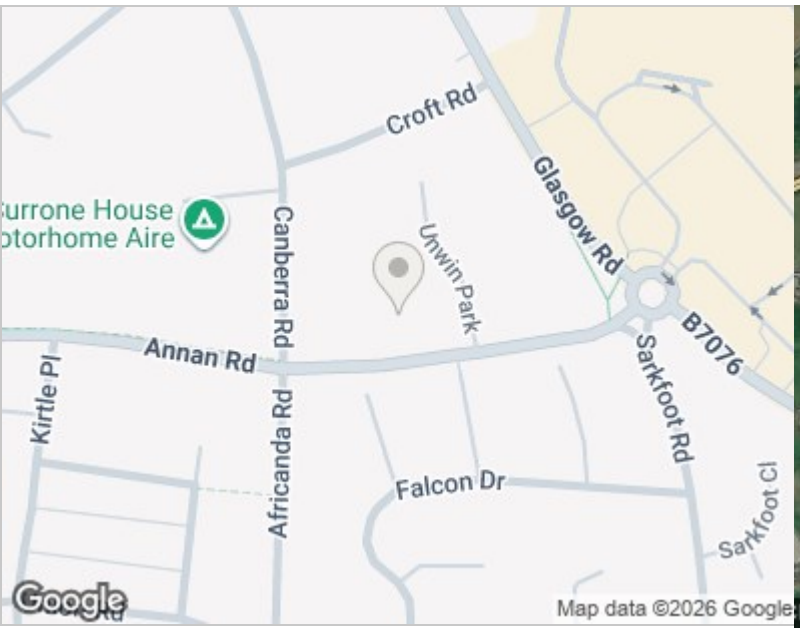


Viewing

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

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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The Property Ombudsman