

Langholm

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51 The Hawthorns

Gretna, DG16 5QA

Offers Over £270,000



Situated within an established residential area of Gretna this impressive detached bungalow offers exceptionally spacious and versatile accommodation complemented by generous gardens, ample parking and excellent potential for further development.

A welcoming entrance is provided by the large hallway which benefits from a useful walk-in storage cupboard. The bright and spacious living room features an attractive picture window together with two further windows creating a light and airy reception space. A door leads through to the separate dining room which in turn provides access to the conservatory. The conservatory enjoys views over the rear garden and gives direct access to the outside. The dining room could also readily be utilised as a third bedroom providing valuable flexibility. The dining room leads into the large fitted kitchen which has a window overlooking the garden and offers excellent storage and workspace. A door leads through to the utility room which is fitted with a range of units and houses the new wall-mounted gas boiler. The utility room provides access to both the rear garden and the integral garage.

The property also benefits from a fully fitted study complete with built-in desk and wall shelving making it an ideal home-working space.

There are two generously proportioned bedrooms. Bedroom one is a large double room with built-in wardrobes extending along one wall and direct access to the Jack and Jill bathroom. The bathroom is particularly well appointed, featuring a jacuzzi bath, WC and wash hand basin with fully tiled walls. The master bedroom is an impressive room with two built-in wardrobes and access to its own en-suite shower room. The en-suite includes a large shower cubicle, wash hand basin, WC and bidet together with fully tiled walls and an extractor fan.

Further potential is provided by the large floored attic which offers excellent storage and could potentially be converted to provide additional accommodation (subject to the necessary planning consents and building regulations).

Externally the property continues to impress. The fully enclosed rear garden features a generous gravelled and paved area providing excellent off-street parking, a patio area and raised flower beds. To the front and side are established lawns complemented by mature bushes and trees creating an attractive and private setting.

Overall this substantial detached bungalow offers an exceptional amount of accommodation combining generous room sizes, excellent storage, versatile living space and considerable future potential. Its convenient Gretna location and impressive outdoor space make it an excellent choice for families, those looking to downsize without compromising on space, or buyers seeking a flexible long-term home.

Early viewing is highly recommended to fully appreciate the scale and versatility of this impressive property.



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Entrance Hall
Large Living Room
Dining Room
Conservatory
Kitchen
Utility Room
Jack and Jill Bathroom
2 Double Bedrooms (1 en-suite)
Study
Integral Garage

Outside
Large garden
Block paved parking and pathway
Grass lawn and mature bushes
Enclosed area with off street parking
Patio and gravelled area

Situation

Gretna is just 2 miles from the Scottish/England border and gives easy access to major road links north and south. Gretna Green is famous for tying the knot and caters for thousands of eloping couples every year. It is an ever growing tourist spot with the historic Gretna Green Famous Blacksmith's Shop and in recent years a developing retail outlet village (Gretna Gateway). The town has a number of hotels and places to stay as well as places to eat. Local shops and small retail units including pharmacy line Central Avenue and the railway station is a short walk from the town.

Fixtures and Fittings

All blinds, curtains, carpets and floor coverings throughout the property are included in the sale price.

Services

Mains electricity, gas, water and drainage.

EPC

C.

Council Tax

E.



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