



HUNTERS[®]
HERE TO GET *you* THERE

31 Union Road, Gretna, DG16 5AH

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Offers Over £120,000

A two-bedroom detached bungalow situated in the heart of Gretna, offering easy access to a wide range of local amenities and transport links. The property presents an excellent opportunity for a new owner to personalise and make it their own. Benefiting from a modern kitchen and shower room, the bungalow is well-suited to a variety of purchasers. Externally, the property offers on-site parking and a low-maintenance garden. Early viewing is highly recommended to fully appreciate both the accommodation and its convenient location.

Utilities, Services & Ratings:

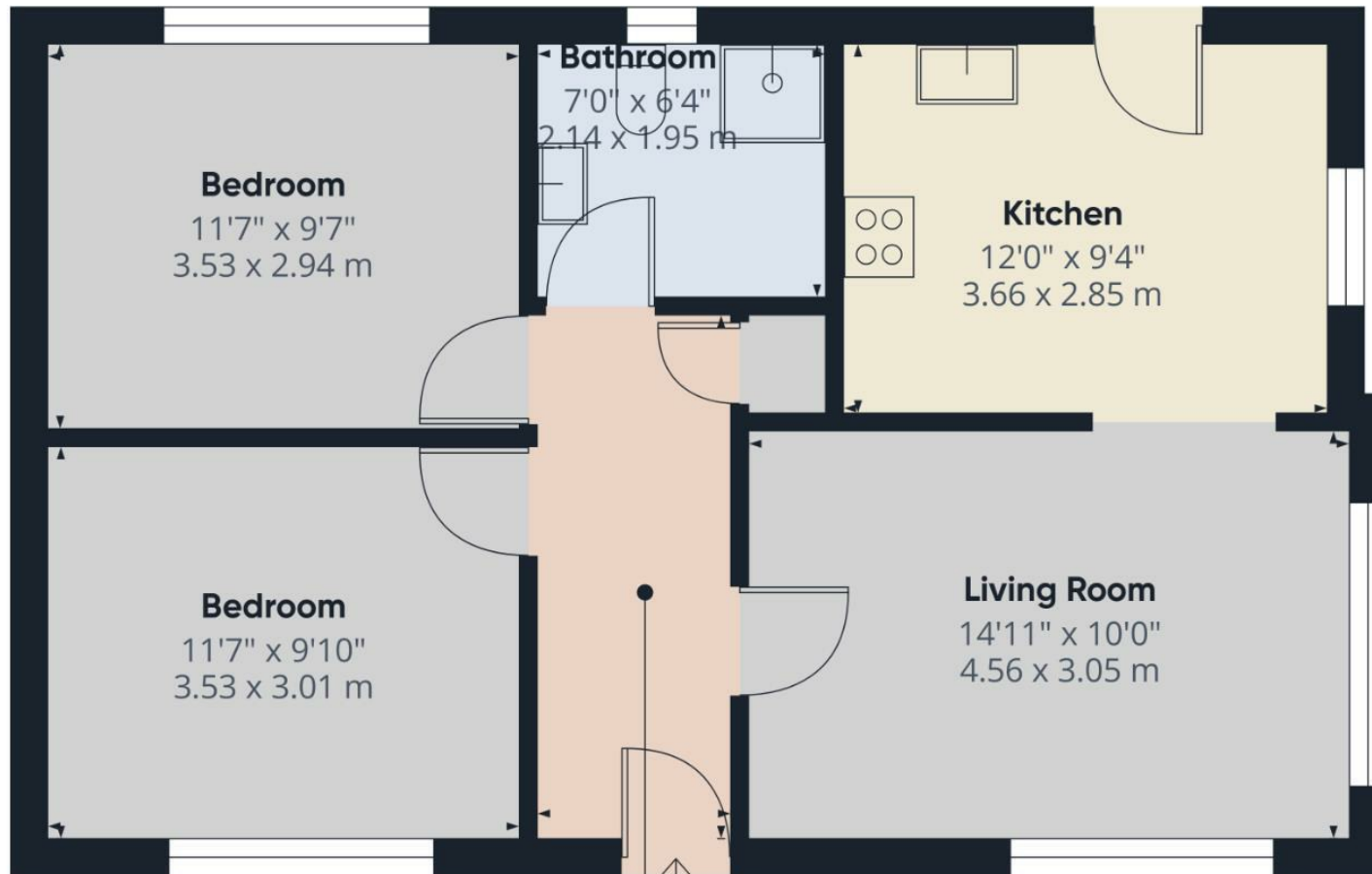
Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - B

Located moments away from Gretna town centre, the convenience of this properties location is perfect. Within walking distance you can access 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.

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Approximate total area⁽¹⁾
607 ft²
56.5 m²

(1) Excluding balconies and terraces

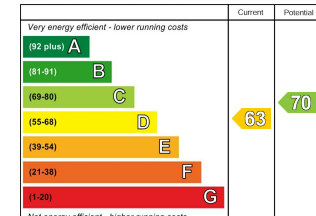
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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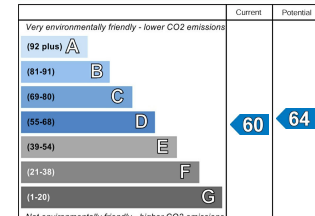
Hallway
4'7" x 13'0"
1.41 x 3.97 m

Energy Efficiency Rating



Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



Scotland EU Directive 2002/91/EC

Entrance Hallway

Approached through double glazed door, incorporating built in storage cupboard, radiator, loft access with pull down ladder and flooring.

Living Room

Dual aspect reception room incorporating radiator, windows to the front and side elevation.

Kitchen Area

Modern fitted base and wall units with complimentary worksurface over, sink unit, 4 ring hob with extractor above, double oven below, integrated fridge and freezer, plumbing for an automatic washing machine. Window to side elevation, radiator and central heating boiler.

Bedroom 1

Front facing bedroom with window to the front elevation incorporating radiator.

Bedroom 2

Rear facing bedroom with window to the front elevation incorporating radiator.

Shower Room

Incorporating a three-piece suite comprising of shower cubicle, pedestal wash hand basin, WC, window and heated towel rail.

Externally

To the front of the property is a parking area, a well established low maintenance shilled garden area with mature shrubbery. To the side is gated pedestrian access, carport.

To the rear the garden has a lawned area, paved patio sitting area and garden shed.

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.

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.

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. 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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