



Empire Park

Gretna, DG16 5FE

Offers Over £290,000



- Modern & Immaculately Presented Detached Family Home
- Large Dining Kitchen with Adjoining Utility Room
- Four Double Bedrooms with a Master En-Suite
- Excellent Storage Throughout including a Large Walk-In Storeroom
- Ample Off-Street Parking with Gated Vehicular Access to the Rear Garden
- Located within a Popular Area of Gretna
- Two Large Reception Rooms including a Bay-Fronted Living Room
- Four-Piece Family Bathroom & Downstairs WC/Cloakroom
- Beautiful Gardens including a Substantial Rear Garden with Timber Summerhouse
- EPC - B

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Immaculately presented throughout, this four-bedroom detached family home comes complete with ample off-street parking and a large rear garden. Located within a popular area to the outskirts of Gretna town centre, the property is in move-in condition and will appeal to both families and professionals. At the heart of the home is an excellent open-plan dining kitchen, which flows seamlessly into the beautifully landscaped rear garden. Two generous reception rooms, including a bay-fronted living room, complete the ground floor accommodation. Upstairs, all four double bedrooms feature built-in wardrobes, with the master bedroom also enjoying en-suite facilities, alongside a modern four-piece family bathroom. The rear garden is truly special, thoughtfully landscaped to create an outdoor oasis, perfect for relaxation, entertaining, or play. For those requiring ample parking, a generous driveway extends to the front and side of the property, with vehicular access to the rear. Adding to its efficiency, the property also benefits from a solar thermal system for solely heating the water, helping to keep running costs low. A viewing comes highly recommended.

The accommodation, which has gas central heating, solar thermal heating and double glazing throughout, briefly comprises a hallway, living room, dining kitchen, utility room, WC/cloakroom and second reception room to the ground floor with a landing, four bedrooms, master en-suite and bathroom to the first floor. Externally there is off-street parking and gardens to the front and rear.

EPC - B and Council Tax Band - F.

Located on the fringe of Gretna within a sought after residential location, 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 hour drive South.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front with an obscured double glazed side panel, internal doors to the living room, dining kitchen and reception two, radiator and stairs to the first floor landing with an under-stairs cupboard.

LIVING ROOM

Double glazed bay window to the front aspect and two radiators.

DINING KITCHEN

Kitchen Area:

Fitted base, wall, drawer and tall units with quartz worksurfaces, matching upstands and tiled splashbacks above. Freestanding 'Stoves' range cooker, extractor unit, NEFF integrated dishwasher, inset one and a half bowl stainless steel sink with mixer tap and worksurface draining grooves, recessed spotlights, under-counter lighting, radiator and an internal door to the utility room.

Dining/Family Area:

Two double glazed windows to the rear aspect, double glazed French doors to the rear garden, and a radiator.

UTILITY ROOM & TWO STORES

Utility Room:

Fitted base units with worksurface and tiled splashbacks above. Space and plumbing for a washing machine, space for a tumble drier, one bowl stainless steel sink with mixer tap, internal doors to two cupboards, radiator, external door to the rear garden and a double glazed window to the rear aspect.

Store One:

Large store benefitting power, lighting and a radiator internally.

Store Two:

Wall-mounted gas boiler, power and lighting internally.

WC/CLOAKROOM

Two piece suite comprising a WC and a vanity wash basin. Tiled splashbacks, extractor fan and a radiator.

RECEPTION TWO

Double glazed window to the front aspect and a radiator.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to four bedrooms and bathroom, loft-access point, radiator and a built-in cupboard housing the water tank.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, radiator, built-in wardrobe with double doors and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, vanity wash hand basin and shower enclosure benefitting a mains shower with rainfall shower head. Part-boarded walls, chrome towel radiator, extractor fan and an obscured double glazed window.

BEDROOM TWO

Double glazed window to the rear aspect, radiator and a built-in wardrobe with double doors.

BEDROOM THREE

Double glazed window to the front aspect, radiator and a built-in wardrobe with double doors.

BEDROOM FOUR

Double glazed window to the rear aspect, radiator and a built-in wardrobe with double doors.

BATHROOM

Four piece suite comprising a WC, vanity wash basin, bath with hand shower attachment and shower enclosure benefitting a mains shower with rainfall shower head. Part-tiled and part-boarded walls, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a large block-paved driveway allowing off-street parking for multiple vehicles along with a lawned front garden with mature floral borders. There is additional block-paved driveway extending to the side of the property towards the rear, with double metal gates allowing both vehicular and pedestrian access to the rear garden.

Rear Garden:

The rear garden has been beautifully landscaped and includes multiple areas for enjoyment. Directly outside the dining kitchen French doors is a paved seating area, with a small large timber summerhouse and small gravelled garden area. Directly behind the property is a lawned garden with mature borders of flowers, trees and shrubs, a gravelled garden area, large timber garden shed and an external cold water tap. Furthermore, a large additional area of garden includes wildflowers, mature trees and shrubs along with wood-chip pathways and an area for seating furniture.

FURTHER INFORMATION

We would like to advise prospective buyers a factoring charge is payable annual for the amount of £88.22 (parts could be an additional cost).

WHAT3WORDS

For the location of this property, please visit the What3Words App and enter - iceberg.tins.chainsaw

AML DISCLOSURE

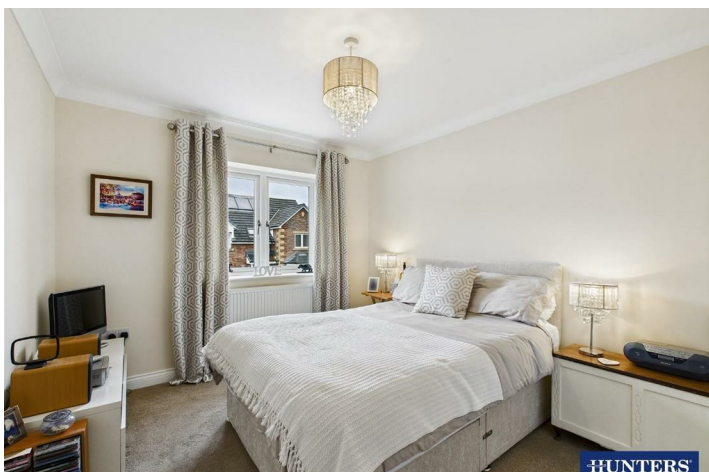
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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

This properties Home Report 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.

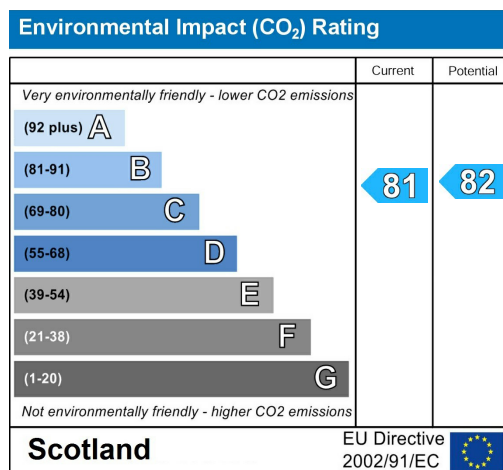
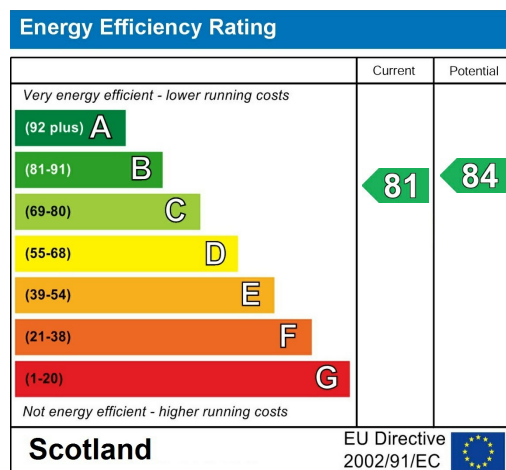
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

