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## Empire Park

Gretna, DG16 5FE

Offers Over £285,000



- Beautifully presented, Executive Detached Family home,
- Bay-Fronted Living Room plus Generous Dining Room
- Four Double Bedrooms, including Master with En-Suite Shower Room
- Four-Piece Family Bathroom plus Ground-Floor WC/Cloakroom
- Driveway allowing Off-Road Parking for Four Vehicles
- Spacious and Well-Presented Throughout
- Impressive Open-Plan Kitchen Family Room with French Doors Opening onto the Garden
- Built-In Wardrobes to All Bedrooms
- Established Rear Garden with Patio Seating Area, Summerhouse and Greenhouse
- EPC - C

Tel: 01387 245898

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Beautifully presented, Executive Detached Family home offers spacious, walk in accommodation with excellent versatility, making it ideally suited to a wide range of buyers and lifestyles. The layout provides a superb choice of reception spaces, including a welcoming bay-fronted living room, a generous dining room perfect for entertaining, and an impressive open-plan kitchen family room where French doors open directly onto the rear garden. Together, these spaces create a flexible home that works equally well for relaxing, hosting guests, home working or everyday family living. A useful utility room and WC/cloakroom adds further convenience, while upstairs there are four double bedrooms, all benefiting from built-in wardrobes. The master bedroom also enjoys its own en-suite shower room, with a stylish four-piece family bathroom serving the remaining bedrooms. Externally, the established rear garden features a patio seating area, summerhouse and greenhouse, providing an attractive outdoor setting for relaxing, gardening or entertaining. To the front, a generous driveway offers off-road parking for up to four vehicles, completing the appeal of this excellent family home.

Contact Hunters Annan today to schedule your viewing.

#### Utilities, Services & Ratings:

Gas Central Heating, Solar Thermal Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - F.

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.

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## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the living room, dining room and kitchen, 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 ROOM

Double glazed window to the front aspect, radiator, and an internal door to the utility room.

### KITCHEN & FAMILY ROOM

Kitchen Area:

Modern fitted kitchen with central island, comprising a range of base, wall and drawer units with granite worksurfaces, upstands and tiled splashbacks above. Space for a freestanding gas range cooker, extractor unit, integrated fridge freezer, integrated dishwasher, integrated wine cooler, inset one and a half bowl ceramic sink with mixer tap and worksurface draining grooves, recessed lighting, under-counter lighting, radiator, and an internal door to the utility room.

Family Area:

Double glazed French doors to the rear garden patio, two double glazed windows to the rear aspect, recessed lighting, and a radiator.

### UTILITY ROOM

Fitted base units with worksurfaces and upstands above. Space with plumbing for a washing machine, space for an under-counter appliance, one and a half bowl stainless steel sink with mixer tap, radiator, double glazed window to the rear aspect, external door to the rear garden and internal doors to the WC/cloakroom and store cupboard. The store cupboard includes lighting and the wall-mounted gas boiler internally.

### WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Tiled splashback, radiator, and an extractor fan.

## FIRST FLOOR:

### LANDING

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

### 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, pedestal wash basin, and a shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Fully-tiled walls, tiled flooring with underfloor heating, 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 rear aspect, radiator, and a built-in wardrobe with double doors.

### BEDROOM FOUR

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

### FAMILY BATHROOM

Four piece suite comprising a WC, pedestal wash basin, roll-top bathtub with hand shower attachment, and a shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Fully-tiled walls, tiled flooring with underfloor heating, chrome towel radiator, extractor fan, and an obscured double glazed window.

### EXTERNAL:

Front Garden & Driveway:

To the front of the property is planted front garden, alongside a block-paved driveway which extends down the side of the property towards the rear garden. The driveway can accommodate off-road parking for four vehicles, with larger vehicles/trailers/campervans suitable on the side driveway, which also benefits an external power socket.

Rear Garden:

To the rear of the property is a well established and mature garden, comprising an extensive range of planted flowers, shrubs, trees and fruit trees, along with a paved seating area accessible from the family room, a metal garden store, timber summerhouse with power and lighting, a 6x4 greenhouse, and an external cold water tap.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter [///eliminate.everybody.gentle](#)

### 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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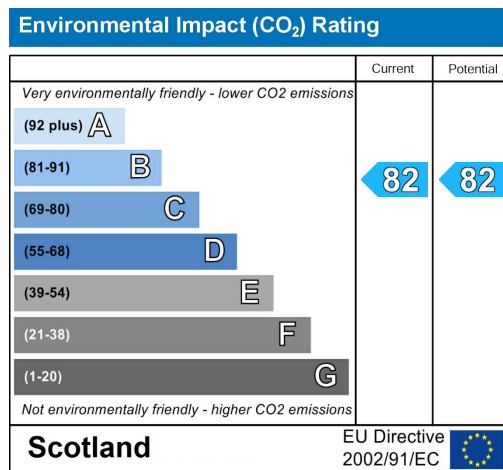
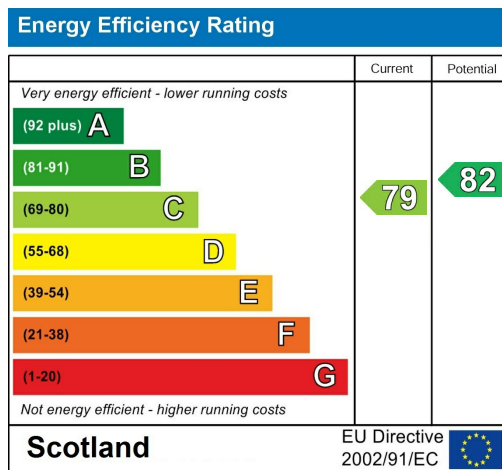


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## Energy Efficiency Graph



## Viewing

Please contact our Carlisle 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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