



Dominion Road

Gretna, DG16 5JP

Offers Over £265,000



- Spacious Detached Bungalow in Pristine Condition
- Generous Living Room with Gas Fire
- Conservatory Overlooking the Rear Garden
- Modern Family Shower Room
- Nicely Maintained Gardens to the Front & Rear
- Nicely Situated to the Outskirts of Gretna
- Well-Appointed Kitchen & Versatile Dining/Sitting Room
- Three Double Bedrooms, All with Fitted Wardrobes
- Ample Off-Street Parking plus Detached Garage
- EPC - D

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Offered to the market in pristine condition throughout, this modern detached bungalow provides deceptively spacious accommodation, ready for its new owners to move straight in and enjoy. The property features a bright and inviting living room with a feature gas fire, a well-appointed kitchen, an additional versatile dining or sitting room, and a conservatory overlooking the rear garden. There are three generous double bedrooms, each with fitted wardrobes, along with a contemporary family shower room and further generous storage throughout the bungalow. Externally, the home benefits from ample parking for up to six vehicles, a detached garage, and beautifully maintained gardens to both the front and rear. Perfectly suited to a wide range of buyers, this is a fantastic opportunity to make this lovely home your own, contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - E.

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.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room, kitchen, three bedrooms and shower room, radiator, loft-access point, and two built-in cupboards.

LIVING ROOM

Double glazed window to the front aspect, double glazed window to the side aspect, two radiators, and a fireplace with gas fire.

KITCHEN

Fitted kitchen comprising a range of base, wall, drawer and tall units with matching worksurfaces and splashbacks above. Integrated eye-level electric double oven with grill, electric hob, extractor unit, integrated fridge freezer, integrated slimline dishwasher, washing machine, one and a half bowl stainless steel sink with mixer tap, wall-mounted and enclosed gas boiler, radiator, opening to the dining/sitting room, and a double glazed window to the side aspect.

DINING/SITTING ROOM

Double glazed window to the side aspect, external door, radiator and internal double doors to the conservatory.

CONSERVATORY

Double glazed windows to the rear aspect, radiator, and an external door to the rear garden.

BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to the side aspect, radiator, and a fitted wardrobe with double doors.

SHOWER ROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a walk-in shower enclosure with electric shower unit. Part-boarded walls, radiator, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a lawned garden with mature borders and trees, along with a tarmac driveway which extends to the side of the property towards the detached garage. The driveway allows off-street parking

for up to six vehicles. An external cold-water tap is situated to the side elevation.

Rear Garden:

To the rear of the property is a generous garden, including paved seating area, lawn, borders, fruit trees, raised vegetable beds and a greenhouse.

GARAGE

Manual up and over garage door, power and lighting.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - teardrop.licks.soulful

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.

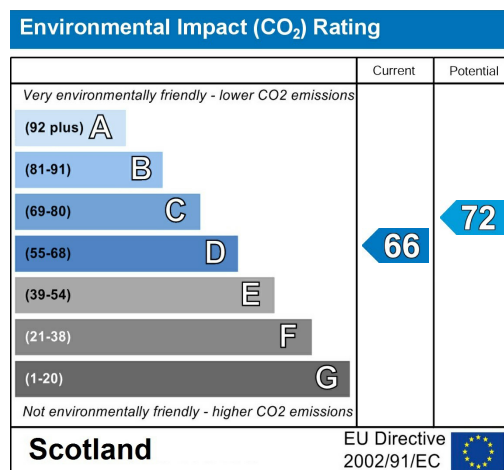
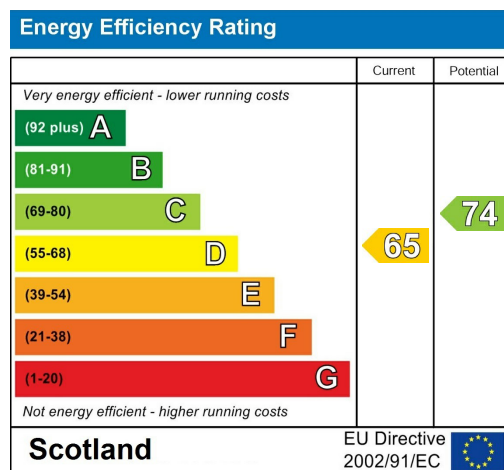
Floorplan







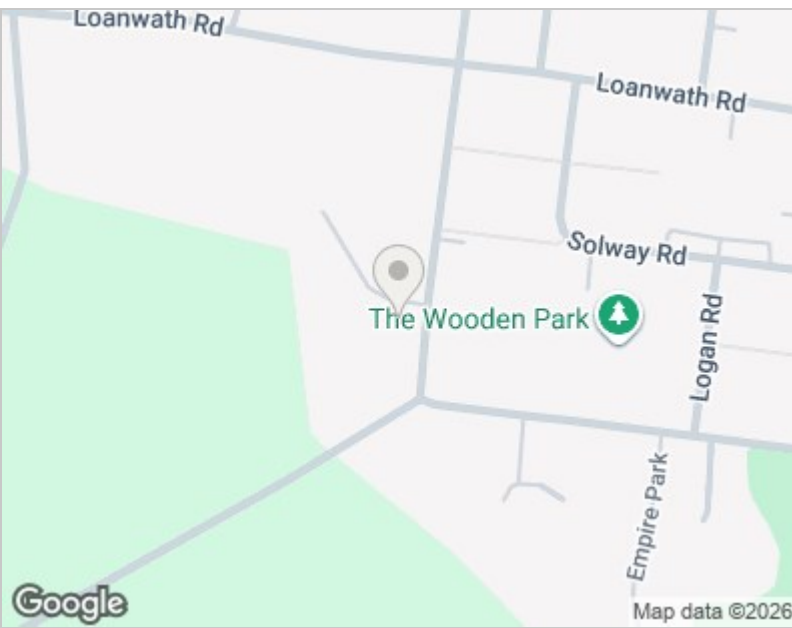
Energy Efficiency Graph



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



HUNTERS
HERE TO GET *you* THERE

Tel: 01387 245898



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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