



Loanwath Road

DG16 5DB

Offers Over £140,000



- No Onward Chain
- Spacious End-Terrace House
- Kitchen with Adjoining Rear Porch
- Wet-Room Style Shower Room
- Two Gated Driveways allowing Ample Off-Road Parking
- Excellent Potential to Modernise, Personalise or Develop
- Large Living Room and Separate Dining Room
- Three Bedrooms
- Enclosed Rear Garden with Attached Brick Store
- EPC - D

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Property Launch on Friday 29th May between 12 noon and 1pm, please contact Hunters to schedule your private viewing.

Offered to the market with no onward chain, this spacious three-bedroom end-terrace home presents an excellent opportunity for buyers seeking a property with genuine potential. Located within walking distance of Gretna town centre and its range of local amenities, the accommodation offers generous and versatile living space, including a large living room, separate dining room with traditional walk-in pantry, kitchen with adjoining rear porch, three bedrooms and a wet-room style shower room.

Externally, the property enjoys an enclosed rear garden with useful attached brick store, while two gated driveways provide ample off-road parking, a particularly rare feature for a home of this style.

With excellent scope to modernise, personalise or further develop, subject to the necessary permissions, this is a superb opportunity for first-time buyers, families, investors or anyone looking to create a home tailored to their own taste.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - C.

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 side, internal doors to the living room and dining room, radiator, and stairs to the first floor landing with an under-stairs cupboard.

LIVING ROOM

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

DINING ROOM

Double glazed window to the side aspect, radiator, fireplace, and internal doors to the kitchen and store room. Traditional walk-in pantry includes shelving, radiator, wall-mounted gas boiler, and lighting.

KITCHEN

Fitted base and wall units with matching worksurfaces and splashbacks above. Integrated eye-level electric oven, electric hob, extractor unit, integrated microwave, space for a fridge freezer, space with plumbing for a dishwasher, one bowl stainless steel sink with mixer tap, radiator, double glazed window to the side aspect, and an internal door to the rear porch.

REAR PORCH

External stable-door to the rear garden, plumbing for an automatic washing machine and a radiator.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and shower room, and a loft-access point.

BEDROOM ONE

Double glazed window to the front aspect, double glazed window to the side aspect, and two radiators.

BEDROOM TWO

Double glazed window to the side aspect, and a radiator.

BEDROOM THREE

Double glazed window to the rear aspect, and a radiator.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and a wet-room style shower enclosure with mains shower unit. Fully-boarded walls, radiator, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Garden with Parking:

To the front of the property is a low-maintenance paved

garden with mature planted borders and shrubs, alongside a paved driveway with double gates accessible from Loanwath Road. The paving extends to the side of the property which provides access into the property, along with a gate to the rear garden.

Rear Garden with Parking:

To the rear of the property is a generous and enclosed garden, benefitting a concrete hardstanding area, lawn, and a concrete driveway with additional gate allowing for vehicular access from Graitney. Additionally, the rear garden includes an attached brick store with lighting internally, there was plumbing previously for a WC, and an external cold-water tap.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [///shallowchannelhawks](https://www.what3words.com/#!/shallowchannelhawks)

AML DISCLOSURE:

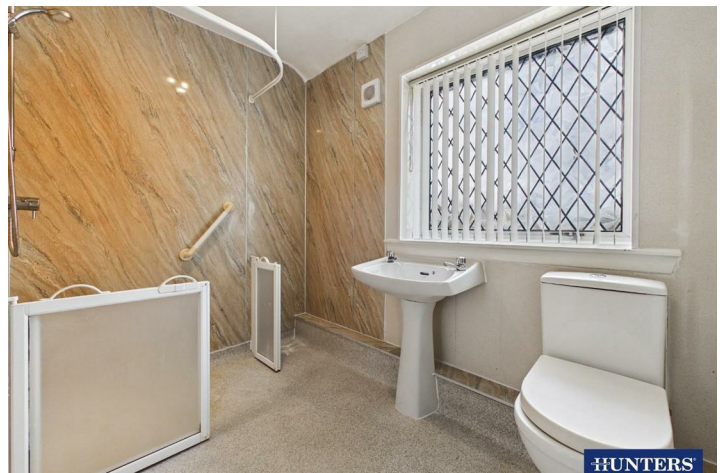
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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

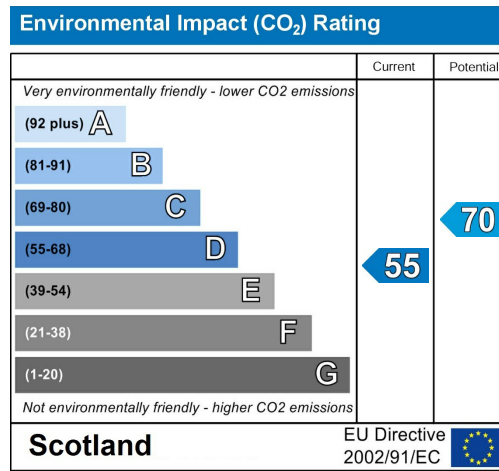
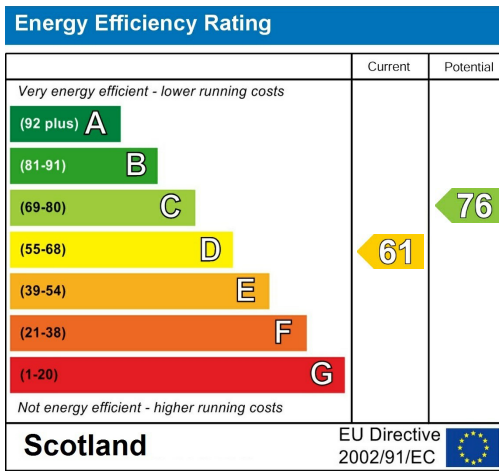






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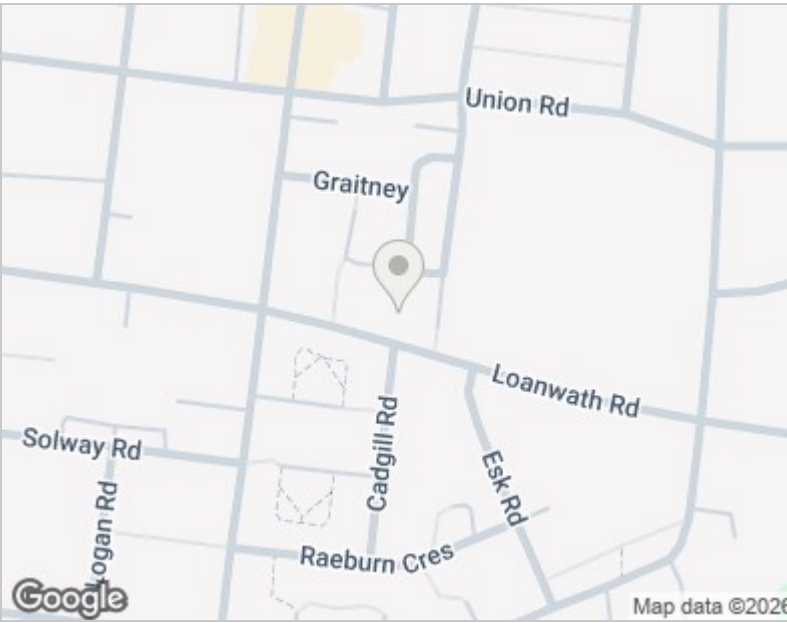
Energy Efficiency Graph



Viewing

Please contact our Annan Office on 01387 245898 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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