

Langholm

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SOLICITORS & ESTATE AGENTS

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46 Union Road

Gretna, DG16 5DF

Offers Over £98,000



Whether you are looking to take your first exciting step onto the property ladder or searching for a warm welcoming space to raise your family this mid-terrace home in Gretna offers the perfect blend of comfort and convenience.

From the moment you step into the entrance hall, you'll feel right at home. The practical galley-style kitchen is designed for easy meal prep leading out to a home that truly understands the needs of modern life. The heart of the house is the impressively bright living room thanks to large window at the front and French doors to the rear, the space is flooded with natural light throughout the day.

Upstairs, you'll find three well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. The family bathroom is clean and functional, featuring an electric shower over the bath—perfect for those busy school-run mornings or a relaxing soak in the evening.

One of the standout features of this property is the dual garden space. With gardens to both the front and rear you have the luxury of choice—whether it's a safe place for children to play, a spot for a bit of gardening, or a private area for summer barbecues with friends.

Life here is all about ease and you are just a short pleasant stroll away from Gretna town centre where you'll find a fantastic range of local shops and amenities. For those who commute or love to explore, the access to the motorway network is just a two-minute drive away keeping you perfectly connected while enjoying the quiet of a residential street.



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Ground Floor
Entrance Hall
Living Room
Kitchen
Rear Porch

First Floor
3 Double Bedrooms
Bathroom

Outside
Garden to front and rear
Patio Area
Storage Shed

Situation

Gretna is just 2 miles from the Scottish/England border and gives easy access to major road links north and south. Gretna Green is famous for tying the knot and caters for thousands of eloping couples every year. It is an ever growing tourist spot with the historic Gretna Green Famous Blacksmith's Shop and in recent years a developing retail outlet village (Gretna Gateway). The town has a number of hotels and places to stay as well as places to eat. Local shops and small retail units including a pharmacy line Central Avenue and the railway station is a short walk from the town.

Fixtures and Fittings

All blinds, carpets and floor coverings throughout the property are included in the sale price together with the white goods in the kitchen.

Services

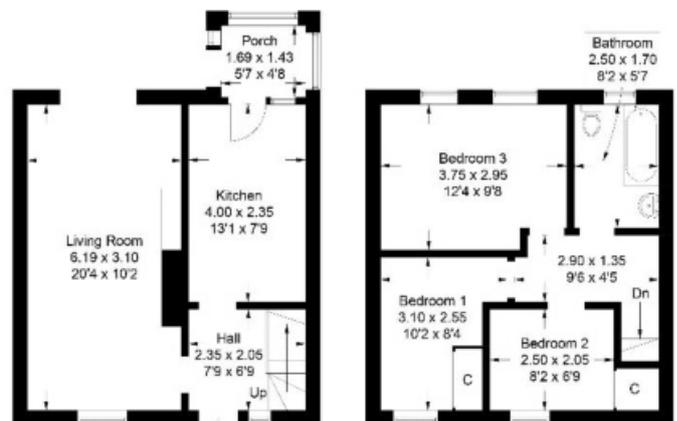
Mains water, electricity, gas and drainage.

EPC

D.

Council Tax

B.



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Full members of:

