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9 Surrone Road, Gretna, DG16 5AL
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# 9 Surrone Road, Gretna, DG16 5AL

## Offers Over £130,000

Presented to the market in a stylish and contemporary moving-in condition, this beautifully maintained mid-terraced property offers immaculate and versatile accommodation, ideally suited to families and first-time buyers alike. The property is situated in a desirable location and combines well-proportioned living spaces with a beautifully landscaped front and rear garden. Internally, the accommodation includes three bedrooms, a stylish five-piece family bathroom, spacious living room, fitted kitchen and an additional family room, complemented by gas central heating and double glazing. Externally, the enclosed rear garden provides an excellent entertaining space, together with a brick-built store, making this an appealing home ready for immediate occupation.

Energy Rating - D | Council Tax Band - B

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 outdoor right on the doorstep.

Hunters Annan Bridgend High St, Annan, DG12 6AG | 01387 245898
annan@hunters.com | www.hunters.com




Ground Floor




Floor 1




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**Approximate total area**(1)

924 ft²

85.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Entrance Hallway**
Approached via a double-glazed entrance door with complementary side panel, under-stair storage and a radiator.

**Living and Dining Room**
A bright and well-proportioned dual-aspect reception room featuring a double-glazed window to the front elevation, double-glazed patio doors providing direct access to the beautifully landscaped rear garden. Feature opening within the chimney breast and radiator.

**Breakfast Kitchen**
Fitted with a range of wall and base units with complementary work surfaces, incorporating a four-ring electric hob with extractor over, sink unit, plumbing for an automatic washing machine, space for a tumble dryer and fridge/freezer. Breakfast area with radiator.

**Family Room**
A versatile additional reception space overlooking the rear garden, featuring a double-glazed window and a double-glazed door with side panel providing direct garden access. Benefiting from bespoke feature panelling and radiator.

**Landing**

**Bedroom 1**
A well-presented rear-facing bedroom with double-glazed window overlooking the rear elevation and radiator.

**Bedroom 2**
A front-facing double bedroom featuring a double-glazed window, radiator, bespoke built-in wardrobe and attractive feature panelling,

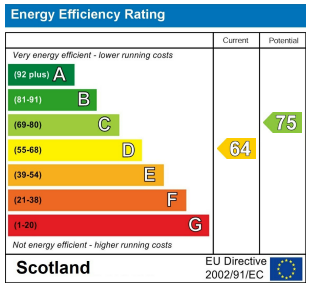
**Bedroom 3**
A front-facing bedroom incorporating a double-glazed window, radiator, built-in storage cupboards and additional over-stairs storage. Loft access.

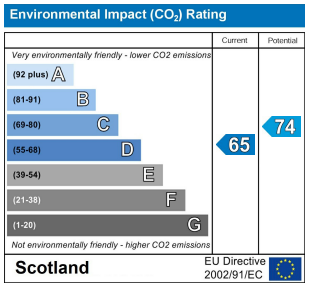
**Bathroom**
Stylishly presented and fitted with an impressive five-piece suite comprising a double-ended Jacuzzi bath, separate walk-in shower cubicle, pedestal wash hand basin and low-level WC. Double-glazed window and radiator.

**Externally**
To the front of the property is a beautifully landscaped, low-maintenance shillied garden with mature shrubbery, pedestrian access with wall enclosure and gated access. The enclosed rear garden has been thoughtfully landscaped and provides an extensive paved entertaining area, lawn and brick-built store, creating an attractive and practical outdoor space

**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.

**AML Disclosure**
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (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.




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. 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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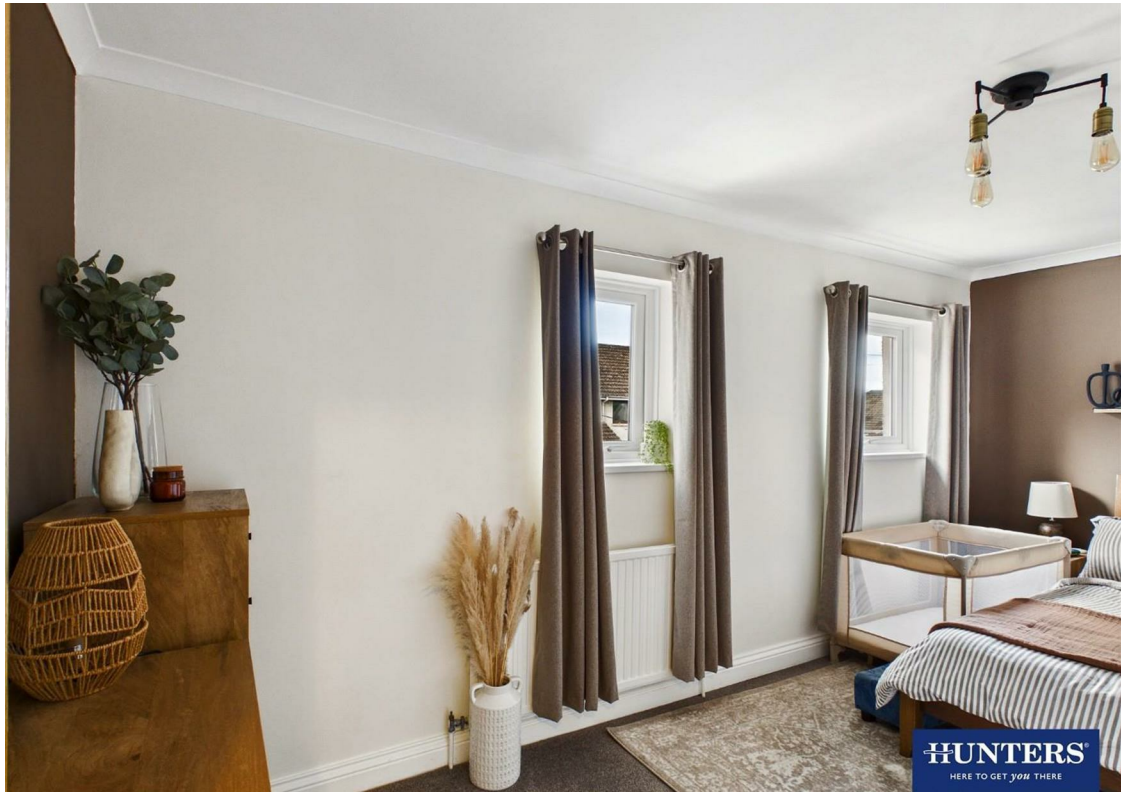

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