



8 Cherrytree Park, Gretna DG16 5BP

Guide Price £45,000

A Very Well Maintained Detached Park Home Situated In A Desirable Area|**Exterior Coating With Insulation & New Windows & Doors Installed 2025**| Ready To Move Into| Exclusively For A Retired or Semi-retired Person (Over 50) |Bright Lounge| Modern Fitted Kitchen With Appliances Included| Shower Room| 1 Double Bedroom | Low Maintenance Gardens | Tarmac Driveway|Galvanised Garden Shed & Composite Garden Storage Unit|

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ACCOMMODATION

ENTRANCE HALLWAY

Entered through a glazed U.P.V.C door. Honeywell thermostat. Fitted carpet. Radiator with thermostatic valve. Doors off to kitchen, lounge, double bedroom and contemporary shower room.

LOUNGE

(3.62m x 2.95m)

Double glazed bay window to the front elevation. Double glazed window to the side elevation. Curtains. Television point. Telephone point. Lightshade. U.P.V.C glazed side door. Fitted carpet. Radiator with thermostatic valve. Open plan through to fitted kitchen.

FITTED KITCHEN

(3.10m x 3.05m)

White high gloss wall and base units incorporating a single drainer sink unit with chrome swan neck mixer taps. Built-in 4-ring gas hob, fan-assisted oven and chrome cooker hood extractor. Plumbed for washing machine. Extractor fan. Double glazed windows to either side. Roller blinds. Cupboard housing the Worcester condensing-combi boiler, which has been serviced on a regular basis. **All the appliances are included in the sale.** Vinyl flooring. Radiator with thermostatic valve. Door through to inner hallway.

DOUBLE BEDROOM

(3.52m x 3.00m)

Double glazed window to the rear and side elevations. Curtains. Built-in triple wardrobes with shelving, rails and electricity fusebox. Fitted carpet. Radiator with thermostatic valve.

SHOWER ROOM

(2.31m x 1.27m)

Modern white wash-hand basin with chrome single lever tap and storage units underneath. W.C. Waterproof wall boarding. Shower cubicle with rainfall dual showerhead system. Obscured double glazed window to the side elevation. Roller blind. Extractor fan. Vinyl flooring. Radiator with thermostatic valve.

OUTSIDE

Front tarmac driveway. Artificial grass at the front continuing through to the side of the property. Gravelled area to the rear with paved patio, galvanised garden shed and composite garden store. Cold water tap.

NOTES

The details have been carefully prepared by the solicitor acting for the seller of the property and they are believed to be correct but are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.

- Ground rent applies – £237.33 per month
- The site is exclusively for the retired or semi-retired (over 50's)

SERVICES

Mains water, electricity, bottled gas and drainage. The telephone is subject to the usual B.T. Regulations

VIEWING

By arrangement with the Selling Agents **HARPER, ROBERTSON & SHANNON, SOLICITORS & ESTATE AGENTS**

Council Tax Band “A”.

360 Virtual Tour: <https://www.madesnappy.co.uk/tour/1g14f3g33254>

