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HERE TO GET *you* THERE



119 Cherry Tree Park

Empire Way, Gretna, DG16 5BP

Offers Over £70,000

2 2 2

- No Onward Chain
- Positioned Centrally within Cherry Tree Park
- Bright Open-Plan Living and Dining Room with Feature Electric Fire
- Two Double Bedrooms, Both with Fitted Wardrobes and Master with En-Suite Wet Room
- Ideal for Easy-Living and a Low-Maintenance Home
- Spacious Two Bedroom Park Home with Ramped Access
- Nicely Presented Throughout and Move-In Ready
- Generous Fitted Kitchen plus a Family Bathroom Including a Walk-In Bathtub
- Gardens, Garden Shed and Driveway Parking for Two Vehicles
- Over 50s Eligible to Purchase

Tel: 01387 245898

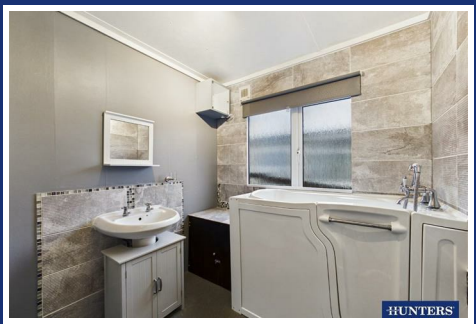
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Empire Way, Gretna, DG16 5BP

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Offered to the market with no onward chain, this spacious and nicely presented two-bedroom park home enjoys a central position within the popular Cherry Tree Park development, offering comfortable, well-proportioned accommodation that is ready to move into. Internally, the property features a bright and welcoming open-plan living and dining room, complete with a feature electric fire, creating an inviting space for comfortable daily life, relaxing and entertaining. The generous fitted kitchen provides ample storage and preparation space, whilst two comfortable double bedrooms, both benefiting from fitted wardrobes, offer excellent accommodation, with the master bedroom further enjoying its own en-suite wet room. A family bathroom, complete with a convenient walk-in bathtub, adds to the practicality of the home. Externally, the property benefits from pleasant garden areas, a useful garden shed and driveway parking for two vehicles. A particularly appealing feature of this home is its excellent accessibility, making it especially well suited to those with limited mobility or wheelchair users, with ramped access directly into the kitchen, an en-suite wet room with walk-in shower and a walk-in bathtub providing additional comfort and convenience for everyday living. Combining spacious accommodation, practical features and manageable outdoor space, this delightful property presents an excellent opportunity for those seeking a comfortable, accessible and low-maintenance lifestyle. Available to purchasers aged 50 and over, early viewing is highly recommended.

Utilities, Services & Ratings:
LPG Gas Central Heating and Double Glazing Throughout.
EPC - N/R and Council Tax Band - A.

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.

GROUND FLOOR:

HALLWAY
Entrance door with obscured double glazed side panel window, internal doors to the dining room, two bedrooms and bathroom, and a radiator.

DINING ROOM
Double glazed window, radiator, and a double-width opening to the living room.

LIVING ROOM
Three double glazed windows, two radiators, electric fire, and an internal door to the kitchen.

KITCHEN
Fitted base and wall units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, space with plumbing for a washing machine, space for a fridge freezer, one bowl stainless steel sink with mixer tap and two draining boards, wall-mounted and enclosed gas boiler, radiator, double glazed window, and an external door with ramped access.

MASTER BEDROOM & EN-SUITE
Master Bedroom:
Double glazed window, radiator, fitted wardrobe, and an internal door to the en-suite.
En-Suite:
Comprising a WC, vanity unit with inset wash basin, and a wet-room style shower benefitting main shower with rainfall shower head and hand attachment. Part-boarded walls, radiator, extractor fan, and an obscured double glazed window.

BEDROOM TWO
Double glazed window, radiator, and a fitted wardrobe.

BATHROOM
Comprising a WC, pedestal wash basin, and a walk-in bathtub with hand shower attachment. Part-tiled walls, radiator, extractor fan, and an obscured double glazed window.

EXTERNAL:
Externally the home benefits from a block-paved driveway allowing dedicated paring for two vehicles, alongside a gravelled garden, timber deck, garden shed, and lawn with mature bushes and trees. Additionally, a ramped access is positioned on the side of the home allowing wheelchair access into the kitchen.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///knitted.regrets.diets

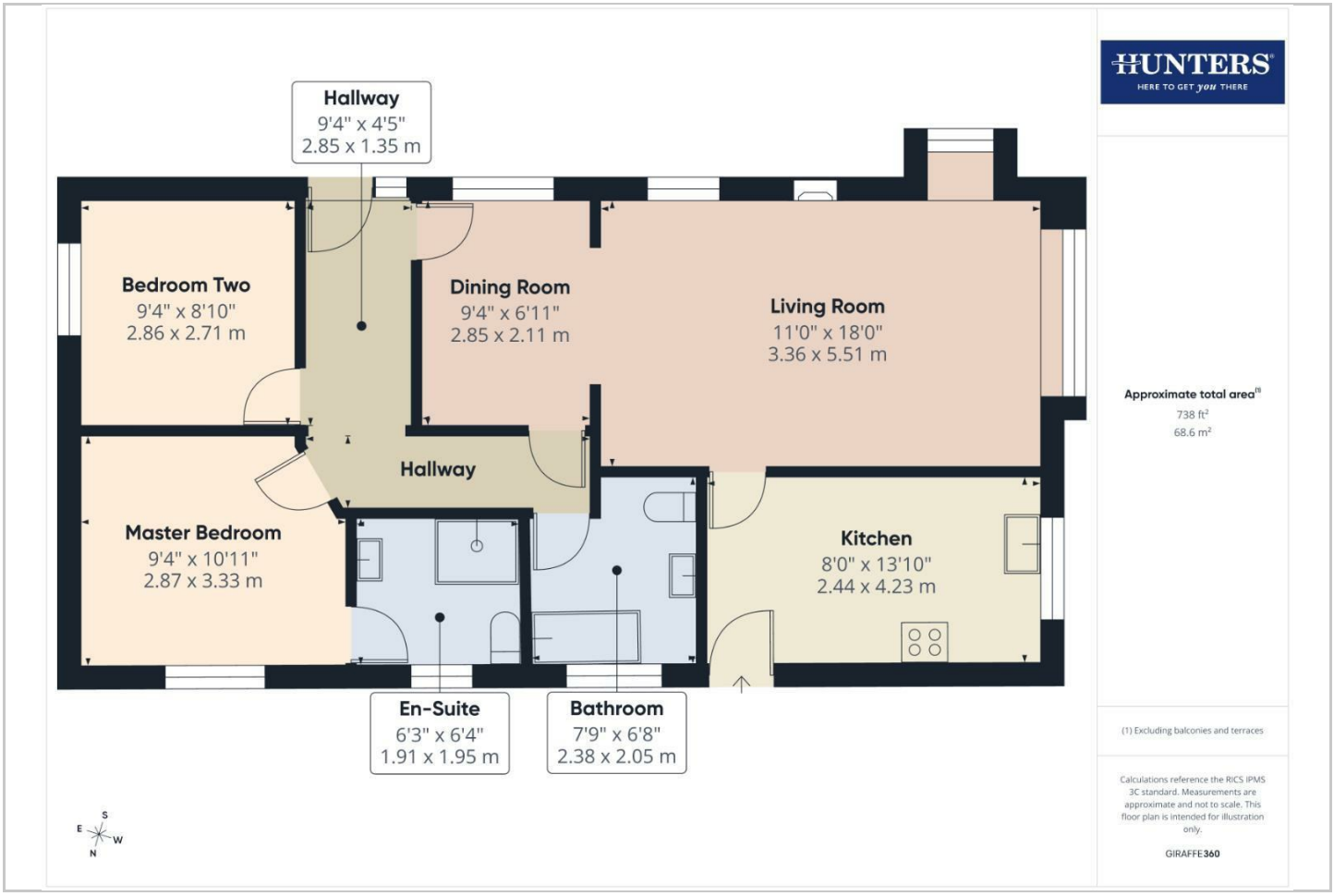
AML DISCLOSURE:
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and 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.

ADDITIONAL INFORMATION
We advise the site fee is approximately £218.12 per month including water and not included in the council tax. The electric meters are read by the site warden quarterly, then each park home is billed accordingly.

Purchasers must be in retirement/semi-retirement and over the age of 50 years. Please request a copy of the park rules from the agents office.

We would like to advise prospective buyers that upon sale of the park home the seller does pay 10% commission of the sales price to the site owners.

Floorplan

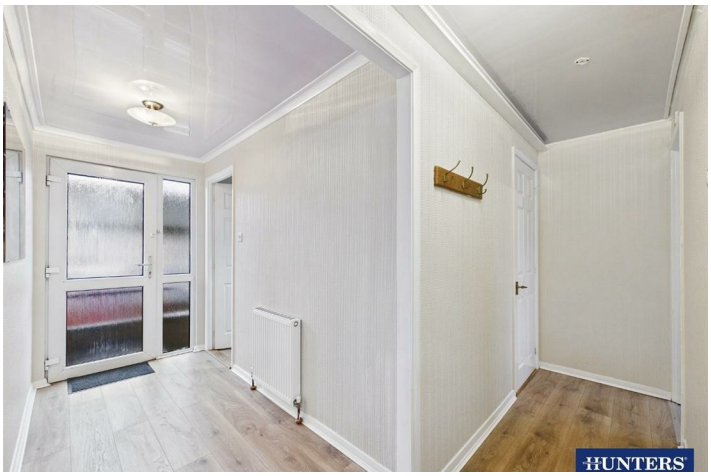

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HERE TO GET you THERE
Hallway
9'4" x 4'5"
2.85 x 1.35 m
Bedroom Two
9'4" x 8'10"
2.86 x 2.71 m
Dining Room
9'4" x 6'11"
2.85 x 2.11 m
Living Room
11'0" x 18'0"
3.36 x 5.51 m
Hallway
Master Bedroom
9'4" x 10'11"
2.87 x 3.33 m
Kitchen
8'0" x 13'10"
2.44 x 4.23 m
En-Suite
6'3" x 6'4"
1.91 x 1.95 m
Bathroom
7'9" x 6'8"
2.38 x 2.05 m
S
E
W
N
Approximate total area(1)
738 ft²
68.6 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


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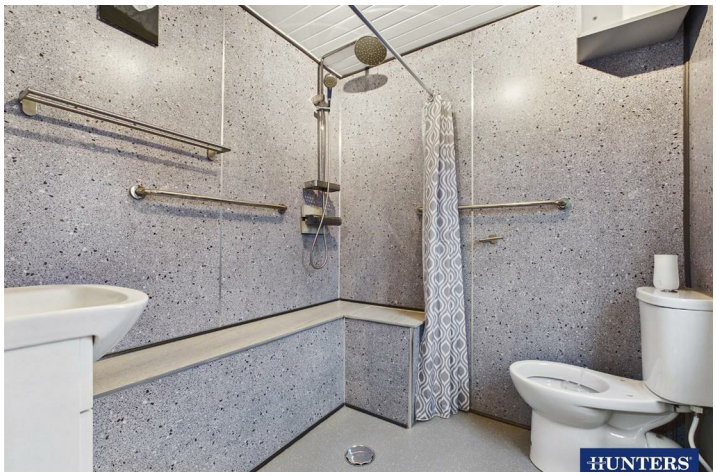

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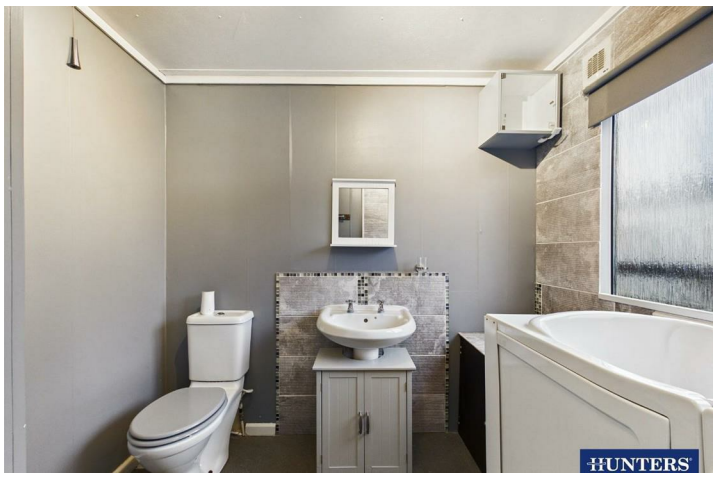














Viewing

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







Tel: 01387 245898

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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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The Property Ombudsman