



12 Empire Park, Gretna, DG16 5FE

Offers Over £285,000

C&D Rural

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- Modern and immaculate detached family home
- Two large reception rooms including bay fronted window living room
- Immersive open-plan kitchen with centre island, dining area and adjoining utility room
- Master bedroom with mirrored fitted wardrobes and bespoke ensuite
- Three further double bedrooms
- Modern family bathroom with built-in bath TV and speakers
- Private rear garden, stone patio and timber garden shed
- Located in a desirable area of Gretna
- Energy efficient home with solar thermal panels and underfloor heating in the bathrooms.

Beautifully, presented four bedroom detached family home with modern fixtures and fittings, off-street parking and private rear garden.

Council Tax band: F

Tenure: Heritable Title

EPC Energy Efficiency Rating: B



12 Empire Park is a modern, spacious and immaculate four bedroom detached family home complete with generous driveway and private rear garden. This energy efficient home features two generous reception rooms and an immersive open-plan kitchen with centre island and dining area, and four spacious double bedrooms on the first floor, making it perfect for larger families.

The Accommodation

The front door welcomes a bright and welcoming entrance hallway with luxury tiles laid throughout and stairs leading to the first floor. Internal doors provide access to the living room, family room and kitchen/diner. There is an excellent storage cupboard located under the stairs. The primary living room is tastefully decorated featuring a magnificent bay window and electric fire with wooden surround. The adjacent family room offers a separate space for relaxing and for ease there is a door at the back of the room which provides quick access to the utility room. The family room is decorated similarly to the main living room and is complete with double glazed window to the front elevation.

The kitchen is fitted with a range of luxury cream floor and wall units with granite worktops, complimentary cream tile splashback, composite sink inset with mixer tap, centre storage island with granite worktop, integrated appliances to include fridge/freezer and dishwasher.



A Belling range with three ovens completes the kitchen. The dining area located at the rear of the property is private and offers the perfect space for sitting down for family dinners. Double French doors open on to a private stone patio, perfect for outdoor dining. The utility room is conveniently situated off the kitchen, complete with matching wall fitted storage units with granite worktops also, with space for two white goods underneath, and separate storage closet. There is a downstairs lavatory which has just been recently renovated, featuring luxurious wall and floor tiles, WC and hand wash basin fitted with gold taps and a golden towel rail. Underfloor heating has been fitted for additional comfort.

On the first floor you'll find four excellent sized bedrooms situated in each corner of the house including two which are fitted with built-in wardrobes, utilising the space to its full potential. The family bathroom has also been upgraded recently, featuring the same luxury tiles and fittings as the downstairs toilet and en-suite and is fitted with a modern four-piece suite, including a mains-fed shower cubicle with rainwater head with glass screen, a bath with premium bath TV and speakers built-in, wash hand basin with overhead mirror cabinet, and a low-level WC. Underfloor heating has been installed. There is a useful storage cupboard on the landing and loft hatch for accessing the roof.

The master bedroom boasts mirrored fitted wardrobes and a new en-suite shower-room with large walk-in shower with rainwater shower head, and Victrion two piece suite, finished to the same standard as the family bathroom and downstairs lavatory with underfloor heating.

Outside

Externally to the front of the property, you'll find a brick paved driveway providing ample off-street parking for multiple vehicles. To the rear, the property boasts a generously sized lawned garden with a central stone paved entertaining area, ideal for al fresco dining or hosting family and friends. The garden offers a wealth of potential for further landscaping and design, providing the perfect blank canvas for the new owner to shape to their individual taste and lifestyle. A garden shed completes the property.



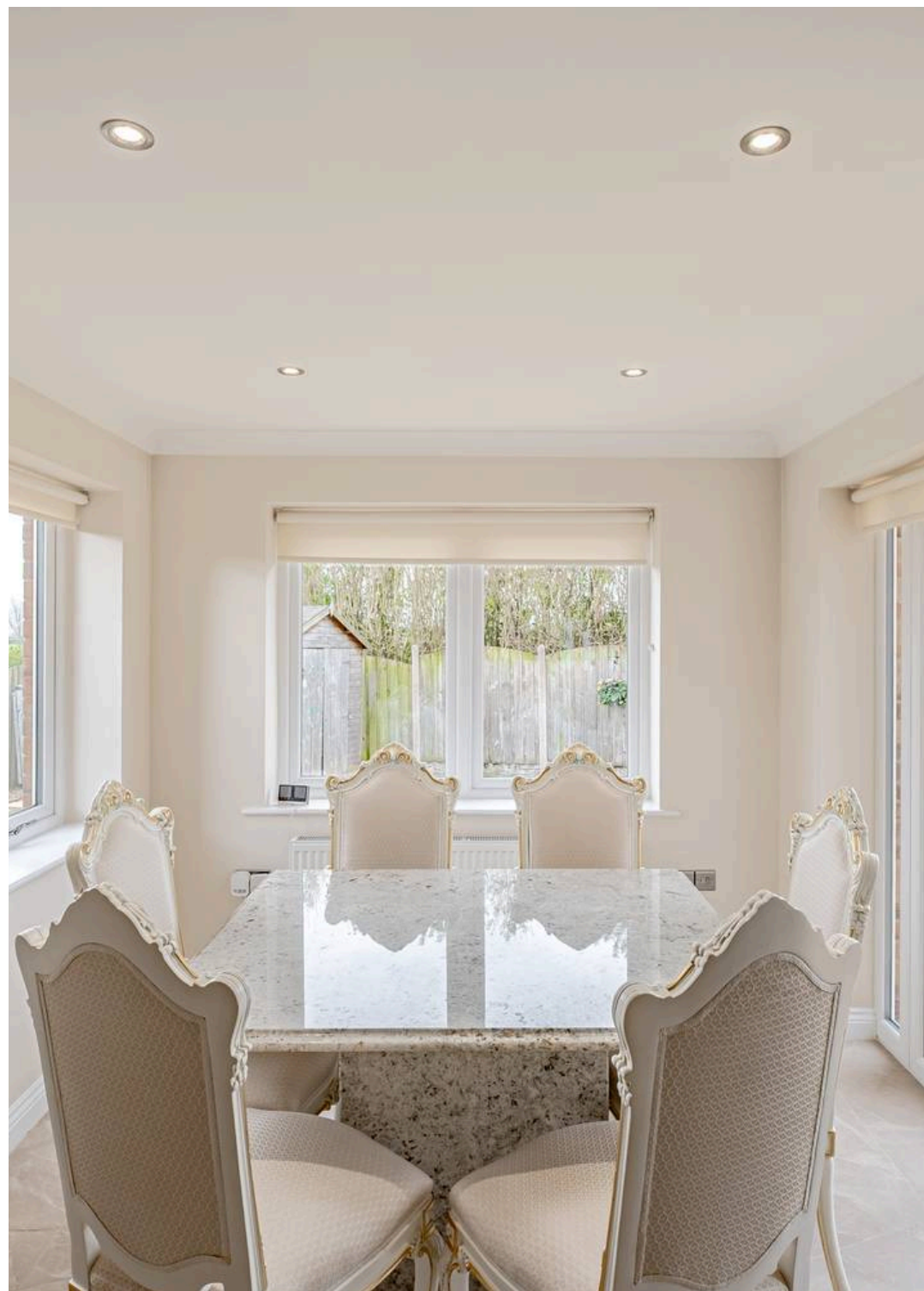
Adding to its efficiency, the property also benefits from a solar thermal system for solely heating the water, helping to keep day-to-day running costs low. 12 Empire Park is an excellent opportunity to acquire a modern family home within Gretna and viewings are highly recommended to appreciate everything this property has to offer.

Location Summary

Located on the fringe of Gretna within a sought after residential location, the convenience of this properties location is perfect. Within walking distance you can access central Gretna, which boasts a wealth of amenities including convenience stores, bakers, butchers and hairdressing salons. Access to the A74(M) and the A75 within minutes which provide access toward South West & Central Scotland with further access toward England and the Lake District National Park within 1 hour drive South. For those who prefer train travel, the nearby Gretna railway station offers easy access to major to Dumfries and Carlisle. Lockerbie train station is only a short drive away and has excellent links North and South. The designer outlet village in Gretna is available for all of your shopping needs. Whether you're exploring the nearby Solway Coast, enjoying outdoor activities, or simply immersing yourself in the serene atmosphere of the beach at Browhouses, this idyllic location and its excellent transport connections make it an appealing destination.

What 3 Words

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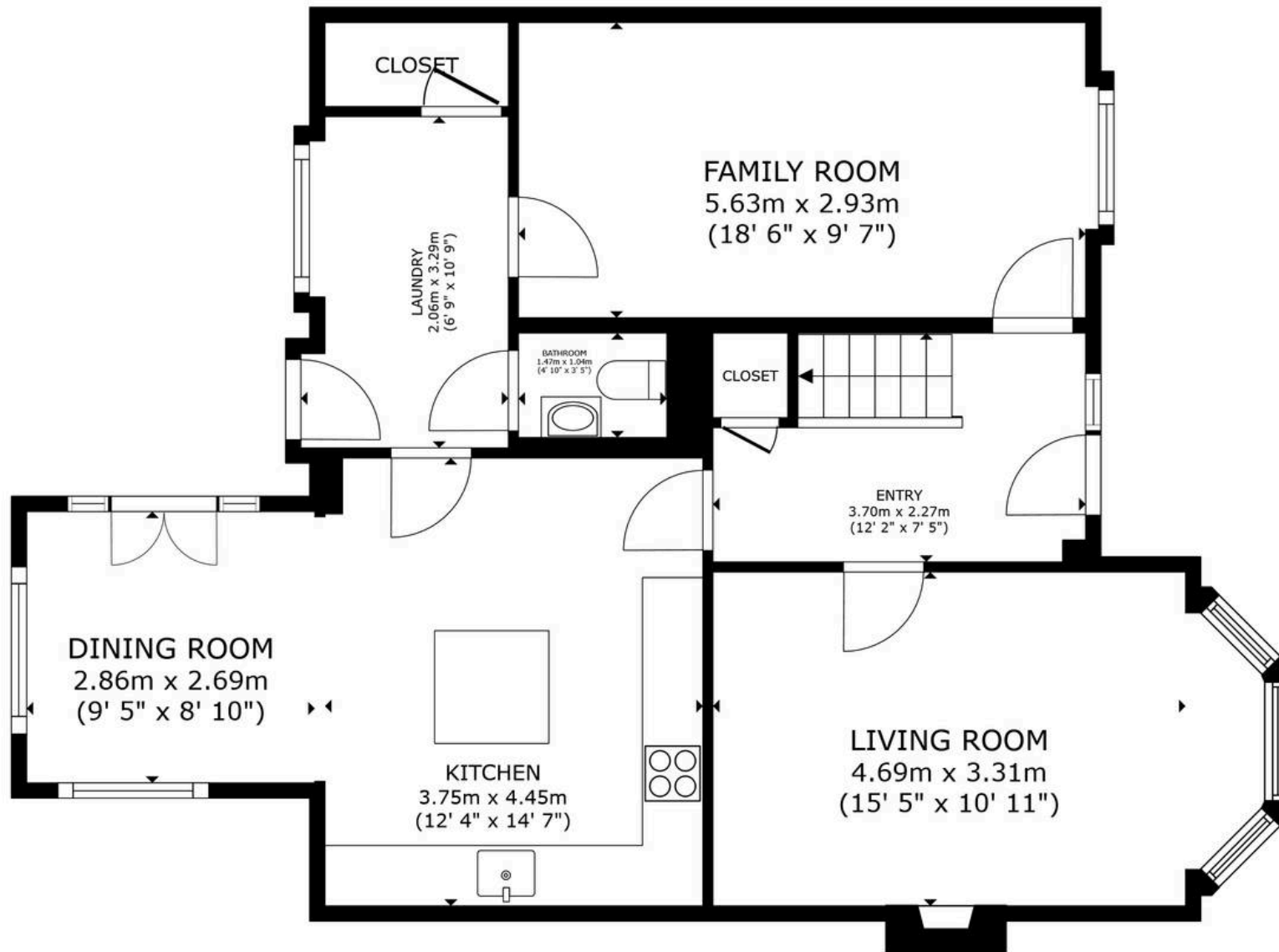






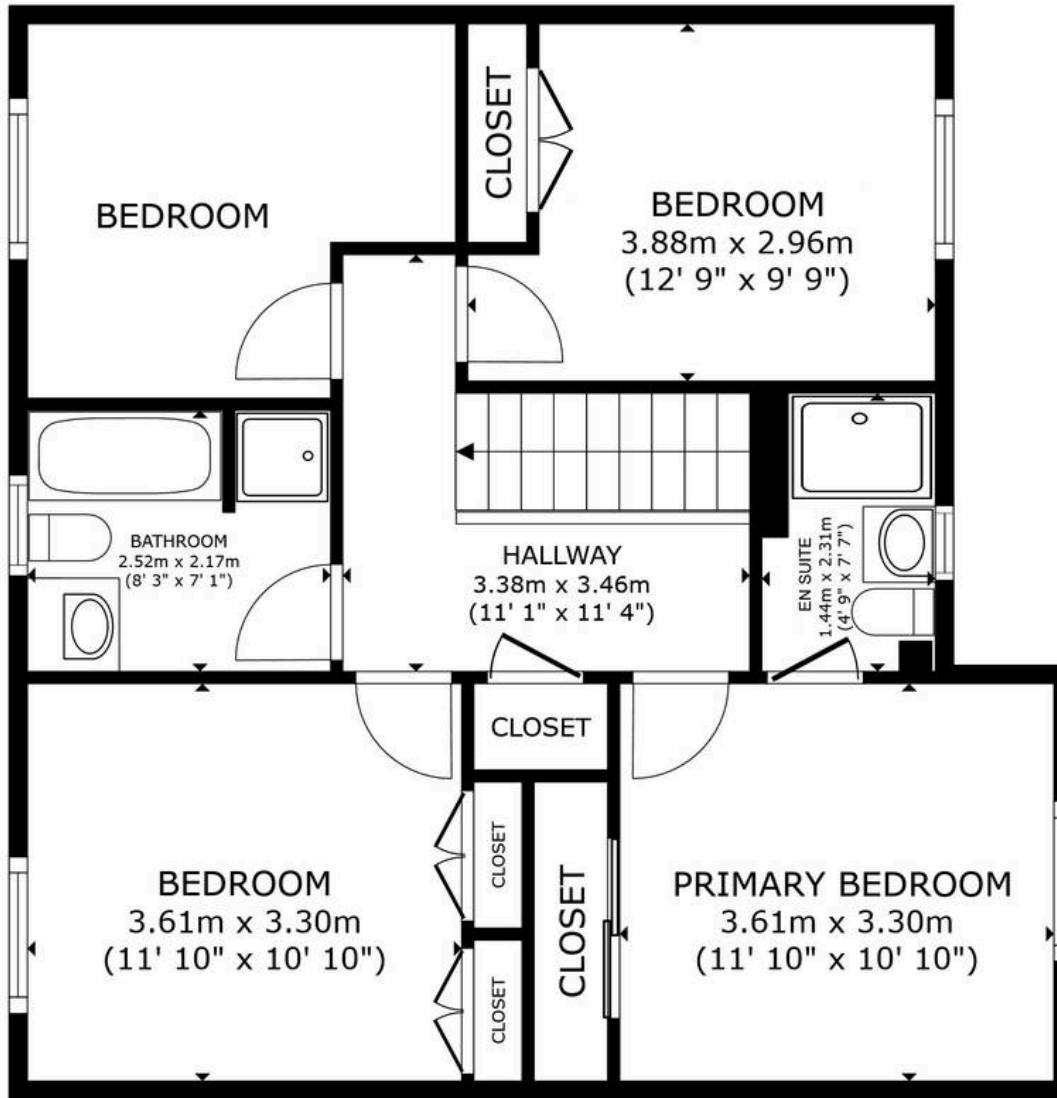






FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 79.7 m² (858 sq.ft.) FLOOR 2 69.4 m² (747 sq.ft.)
 TOTAL : 149.0 m² (1,604 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 79.7 m² (858 sq.ft.) FLOOR 2 69.4 m² (747 sq.ft.)
 TOTAL : 149.0 m² (1,604 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



General Remarks & Stipulations

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel. 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.