HUNTERS®

HERE TO GET *you* THERE



Old Graitney Road

Gretna, DG16 5EU

Offers Over £370,000

3 2 2 B

- Immaculately Presented Detached Bungalow in a Tranquil Location
- Bright and Spacious Living Dining Room with Garden Access
- Three Double Bedrooms with Master En-Suite Shower Room
- Landscaped Garden including Entertaining Area with Outdoor Fireplace
- Ample Off-Road Parking with EV Charging and Integral Garage
- Picturesque Views over the Surrounding Fields and Countryside
- Wonderful Kitchen Family Room with Breakfast Bar and Adjoining Utility Room
- Contemporary Four-Piece Family Bathroom including a Deep Soaking Bathtub
- Large Garden Room, Ideal as a Home Office, Studio or Additional Recreational Space
- EPC - B

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PROPERTY LAUNCH - Thursday 19th November between 1pm and 3pm. Contact Hunters today to schedule your private viewing appointment.

Occupying a tranquil position along Old Graitney Road, Craiglea is an exceptional three-bedroom detached bungalow, beautifully presented throughout and finished to an outstanding standard. Offering spacious accommodation, high-quality finishes and picturesque countryside views, this remarkable home combines contemporary luxury with modern living. At the heart of the property is a stylish kitchen and family room, complete with breakfast bar and adjoining utility, providing an inviting and practical space for everyday living. A generously proportioned living and dining room enjoys direct access to the beautifully landscaped gardens, creating a seamless connection between indoor and outdoor living. The accommodation continues with three spacious double bedrooms, including a superb master bedroom with contemporary en-suite shower room, all complemented by a luxurious four-piece family bathroom featuring a deep soaking bathtub. Externally, Craiglea truly excels, with extensive landscaped gardens thoughtfully designed to maximise enjoyment of the surrounding countryside views. A particular highlight is the spectacular outdoor entertaining area, complete with a feature fireplace, providing a wonderful setting for relaxing or hosting family and friends. Adding further appeal is a substantial detached garden room, offering excellent versatility as a home office, studio or additional recreational space. Practicality has not been overlooked, with ample off-road parking, an integral garage and modern energy-efficient features, including EV charging facilities and a solar panel system with battery storage. Combining beautifully appointed interiors, outstanding outdoor space and a picturesque rural setting, Craiglea presents a rare opportunity to acquire a truly distinctive home where quality and attention to detail are evident throughout.

Utilities, Services & Ratings:
Oil-Fired Central Heating and Double Glazing Throughout.
EPC - B and Council Tax Band - F.

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:

ENTRANCE HALL
Entrance door from the front with an obscured double glazed side panel window, internal door to the hallway, and recessed lighting.

HALLWAY
Internal doors to the living dining room, kitchen family room, and inner hallway, recessed lighting, vertical radiator, and a walk-in cloak cupboard with lighting, alarm panel and consumer unit internally.

LIVING DINING ROOM
Double glazed window with front outlook, double glazed window with side outlook, double glazed French doors to the rear garden patio, two radiators, wall-mounted electric fire, recessed lighting, and double doors to the kitchen family room.

KITCHEN FAMILY ROOM
Contemporary fitted kitchen with breakfast bar peninsula, comprising a range of base and drawer units with worksurfaces and tiled splashbacks above. Freestanding 'Beko' electric range cooker, extractor unit, integrated dishwasher, space for an American-style fridge freezer, one bowl sink with mixer tap and draining board, recessed lighting, vertical radiator, internal door to the utility room, double glazed French doors to the rear garden, and a double glazed window with rear outlook.

UTILITY ROOM
Fitted base and wall units with worksurfaces and tiled splashbacks above. Space with plumbing for a washing machine, space for a tumble dryer, space for an under-counter fridge/freezer, one and a half bowl stainless steel sink with mixer tap and draining board, recessed lighting, radiator, and an external door to the rear garden.

INNER HALLWAY
Internal doors to three bedrooms and family bathroom, vertical radiator, recessed lighting, and an in-built cupboard with double doors and water-cylinder internally.

MASTER BEDROOM & EN-SUITE
Master Bedroom:
Double glazed window with rear outlook, radiator, and an internal door to the en-suite.
En-Suite:
Comprising a fitted vanity unit with WC and inset wash basin, and a walk-in shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Part-boarded walls, chrome towel radiator, recessed lighting, extractor fan, and an obscured double glazed window.

BEDROOM TWO
Double glazed window with front outlook, radiator, and an in-built wardrobe with double doors.

BEDROOM THREE
Double glazed window with front outlook, radiator, and an in-built wardrobe with double doors.

FAMILY BATHROOM
Comprising a WC, vanity unit with countertop wash basin, deep soaking bathtub, and a walk-in shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Part-boarded walls, chrome towel radiator, recessed lighting, extractor fan, and an obscured double glazed window.

EXTERNAL:
Front Garden & Driveway:
To the front of the property is a large tarmac driveway, allowing off-road parking for numerous vehicles, with additional parking available to the side of the property. An EV charging point is positioned on the front elevation. The front garden is predominantly gravelled and ready for further landscaping.
Rear Garden:
To the rear of the property is a thoughtfully landscaped and beautifully maintained garden, including a large paved seating and entertaining area, which is directly accessible from the living dining room, a neat lawn with views across the surrounding countryside, a raised entertaining area with feature brick fireplace, and an additional raised patio area which is positioned in front of the garden room. Throughout the rear garden are areas of external lighting, along with an external power socket positioned beside the fireplace. A paved pathway runs across the rear of the property which provides access to the boiler room, along with access from the front driveway.

GARDEN ROOM
A modern, detached garden room, complete with double glazed entrance door with side-panel window, two double glazed windows, fitted base units with worksurface above, one bowl stainless steel sink with mixer tap, recessed lighting, integrated speaker system, and electric heating.

GARAGE & BOILER ROOM
Boiler Room:
Pedestrian access door from the rear garden, internal door to the garage, wall-mounted solar-panel inverter with battery storage facilities, and a freestanding oil-fired boiler.
Garage:
Electric sectional garage door, obscured double glazed window, power sockets, lighting, cold water tap, fitted units with worksurfaces, and a loft-access point. We have been advised the loft includes a pull-down ladder, part boarding, power socket, and lighting.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///digital.swatting.marine

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.

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.

Floorplan


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Family Bathroom
8'1" x 8'2"
2.48 x 2.50 m
En-Suite
8'4" x 6'5"
2.55 x 1.96 m
Bolier Room
9'4" x 6'2"
2.87 x 1.90 m
Utility Room
10'2" x 6'5"
3.12 x 1.96 m
Kitchen Family Room
24'4" x 12'11"
7.44 x 3.95 m
Master Bedroom
14'6" x 13'0"
4.44 x 3.98 m
Hallway
Garage
16'2" x 12'11"
4.94 x 3.96 m
Dining Area
14'0" x 12'11"
4.28 x 3.95 m
Hallway
16'8" x 7'2"
5.10 x 2.20 m
Bedroom Three
10'4" x 11'4"
3.16 x 3.47 m
Bedroom Two
10'4" x 12'10"
3.15 x 3.93 m
Living Area
14'1" x 12'2"
4.30 x 3.72 m
N
W
E
S
Ground Floor Building 1
Approximate total area(1)
1721 ft²
159.8 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.
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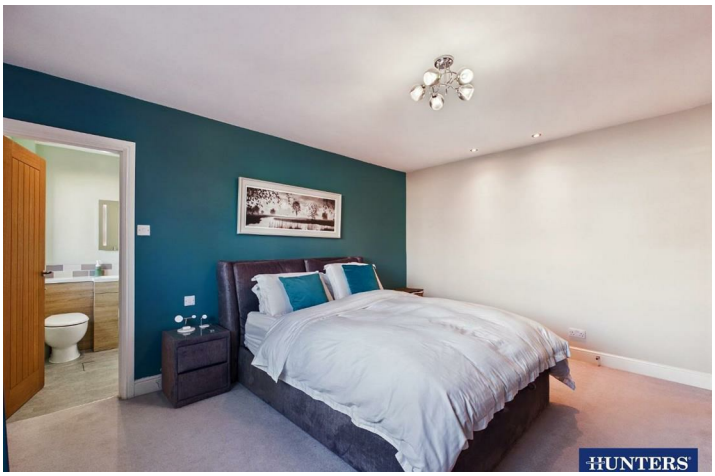

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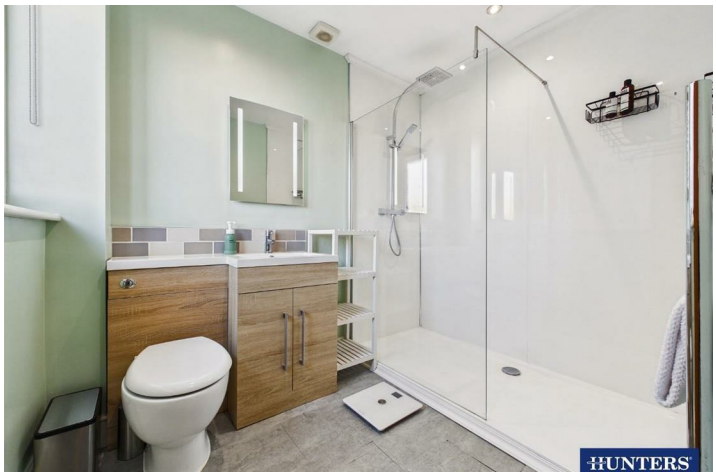

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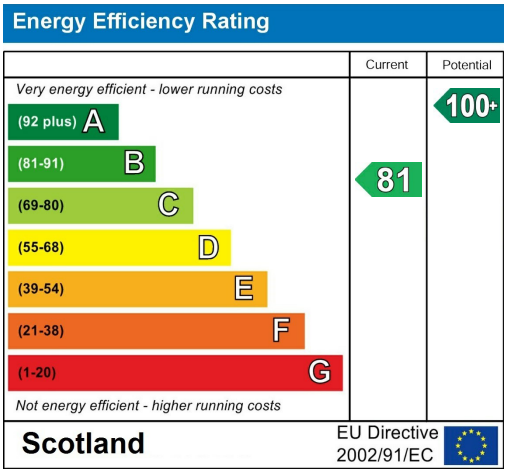


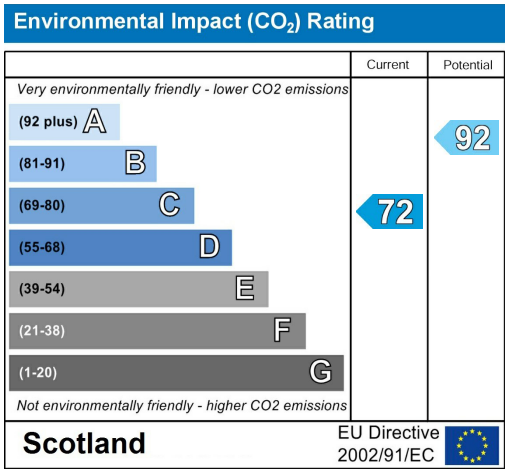






Energy Efficiency Graph

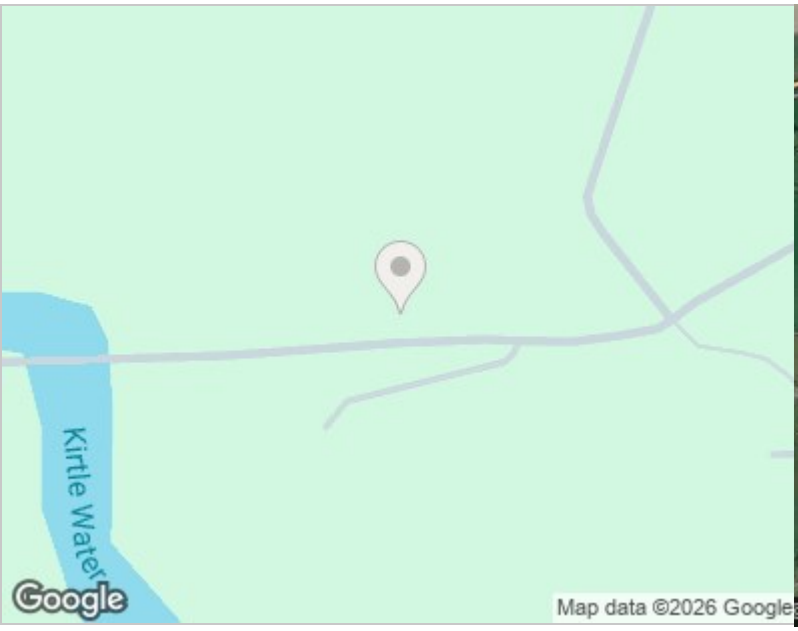




Viewing

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





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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.

Bridgend High St, Dumfries, Annan, DG12 6AG
Tel: 01387 245898 Email: annan@hunters.com
www.hunters.com

The Property Ombudsman