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14 Empire Way, Gretna, DG16 5BN

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Offers Over £295,000

A superb four double bedroom detached executive home, occupying a desirable position on the outer fringe of Gretna and offering spacious, versatile accommodation ideally suited to modern family living. This impressive property provides an excellent balance of formal and informal living space, with two generous front-facing reception rooms, a superb family dining kitchen overlooking the rear garden, separate utility room and ground-floor cloakroom. To the first floor are four well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, together with a well-appointed family bathroom. Externally, the property benefits from a generous block-paved driveway providing extensive off-road parking, gated vehicular access and a private enclosed rear garden. With its adaptable accommodation, excellent parking and attractive location, this impressive home is likely to appeal to a wide range of purchasers, from growing families and professionals to those seeking a spacious property suitable for long-term living. NO ONWARD CHAIN.

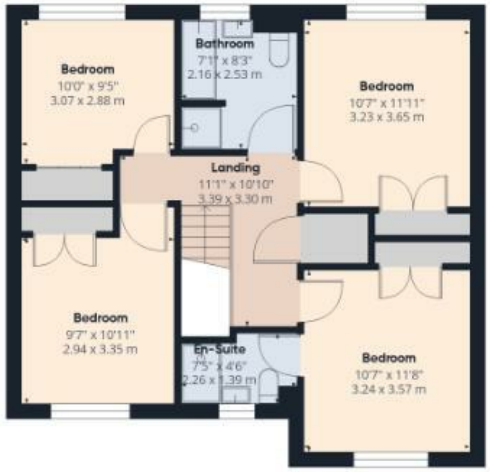
Utilities, Services & Ratings:
Gas Central Heating and Double Glazing.
EPC - C and Council Tax Band - F.

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 outdoor right on the doorstep.

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Ground Floor



Floor 1

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Approximate total area(1)

1476 ft²

136.9 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.

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Ground Floor

Entrance Hallway
Approached via a double-glazed entrance door with matching side panel, the welcoming entrance hallway provides access to the principal ground-floor accommodation and features an understairs storage cupboard and radiator.

Living Room
A spacious front-facing reception room featuring a double-glazed bay-fronted window overlooking the front elevation, with radiator beneath.

Sitting Room
A further front-facing reception room with double-glazed window to the front elevation and radiator. This versatile room is ideal for use as a family room, home office or additional entertaining space.

Utility Room
Fitted with base units with complementary work surface over, incorporating plumbing and space for an automatic washing machine, space for a tumble dryer and provision for an under-counter fridge. The central heating boiler is housed within the room. There is also a double-glazed window, double-glazed external door and radiator.

Cloakroom/WC
Fitted with a two-piece suite comprising low-level WC and pedestal wash hand basin, together with radiator.

Family Dining Kitchen
A superb family-oriented kitchen and dining space fitted with an attractive Shaker-style range of wall and base units with complementary quartz work surfaces over. Features include an inset sink unit, range-style cooker with chimney-style extractor hood over, integrated fridge/freezer and integrated dishwasher.

The dining area enjoys views over the rear garden, with a double-glazed window and double-glazed French doors providing direct access to the garden. Two radiators complete the room.

First Floor

Galleried Landing
The first-floor landing provides access to all bedrooms and the family bathroom, together with loft access, radiator and built-in storage cupboard housing the water tank

Master Bedroom
A generous front-facing principal bedroom featuring a double-glazed window to the front elevation, radiator and built-in wardrobe.

En-suite Shower Room
Fitted with a modern suite comprising shower cubicle, pedestal wash hand basin and low-level WC, together with double-glazed window and heated towel rail.

Bedroom 2
A rear-facing bedroom featuring a double-glazed window overlooking the rear elevation, radiator and built-in wardrobes.

Bedroom 3
A front-facing bedroom with double-glazed window to the front elevation, radiator and built-in wardrobes

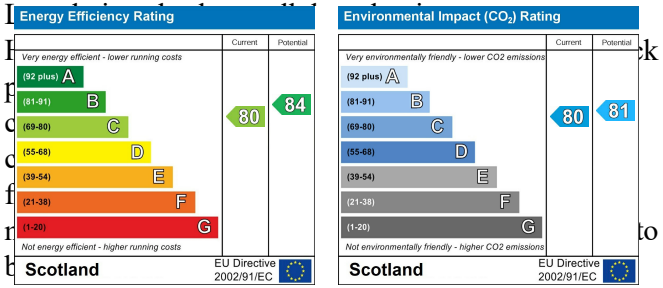
Bedroom 4
A rear-facing bedroom with double-glazed window overlooking the rear elevation, radiator and built-in wardrobes.

Bathroom
A well-appointed, stylish four-piece family bathroom comprising panel bath, pedestal wash hand basin, separate shower cubicle and low-level WC. The room also benefits from a double-glazed window and heated towel rail.

Externally
To the front, a generous block-paved driveway provides extensive off-road parking and excellent versatility for multiple vehicles. The property also benefits from gated pedestrian side access and gated vehicular access. The enclosed rear garden provides a secure and private outdoor space, offering an excellent setting for entertaining, relaxing and family enjoyment, with ample space for children to play. In addition a further gated vehicular access.

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



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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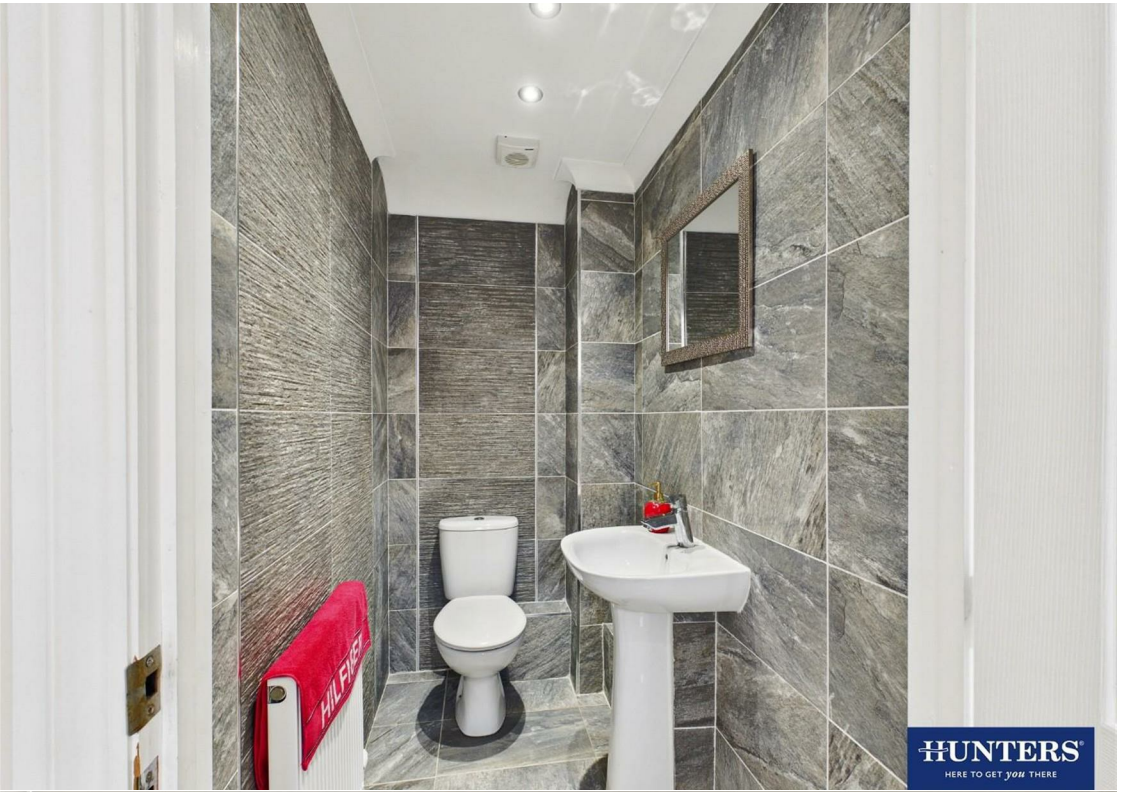

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