

HUNTERS[®]

HERE TO GET *you* THERE



Main Street

Springfield, Gretna, DG16 5EH

Rent £725 Per Calendar Month

Deposit £836



Offered to let on an unfurnished basis is this end-terrace house, conveniently located within Springfield within close reach to an array of amenities and transport links. Internally the property offers generous accommodations including a large open-plan living & dining room, additional sitting room, large kitchen, four-piece family bathroom and three double bedrooms. Externally, there is a low-maintenance garden to the front and a garden area to the rear.

Landlord Registration Number: 533422/170/05112

Hunters Registration Number: LARN2102002

Council Tax Band - D

EPC - D

Rent - £725 PCM

Deposit - £836

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, hallway, kitchen, open plan living and dining room, rear hall, sitting room, bedroom three, utility room and bathroom to the ground floor with a landing and two bedrooms on the first floor. Externally there is a small garden to the front and a rear garden.

Located in the heart of Springfield, the convenience of the location is perfect. Within walking distance you can reach attractions including the World Famous Blacksmiths Shop, Caledonia Park Outlet Village and Gretna & Gretna Green, which boast convenience stores, bakers, butchers and hairdressing salons. There is easy access to the A74(M) and the A75 which provide access through to Central and South West Scotland along with access South to the Lake District National Park within 1 hours drive. Gretna Green also benefits a railway station, which has regular trains towards Dumfries and Carlisle.



ENTRANCE HALL

Entrance door from the front with an internal door to the hallway.

HALLWAY

Internal door to the kitchen and a radiator.

KITCHEN 13'0" x 10'3" (3.96m x 3.12m)

Fitted kitchen comprising a range of base, wall, tall and display units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, one bowl stainless steel sink with mixer tap, ceiling-mounted clothes airer, radiator, opening to the open-plan living & dining room, double doors to the rear hallway and a double glazed window to the rear aspect.

OPEN PLAN LIVING & DINING ROOM

Dining Area: (13'0" x 10'5")

Double glazed window to the rear aspect, radiator and archway to the living room.

Living Area: (13'1" x 10'5")

Double glazed window to the front aspect, radiator and a decorative fireplace.

REAR HALL 13'3" x 7'8" (4.04m x 2.34m)

External door to the rear elevation, internal double doors to the sitting room, internal doors to bedroom three, utility room and bathroom, stairs to the first floor landing, tiled flooring, radiator and a double glazed window to the rear aspect.

SITTING ROOM 13'9" x 11'9" (4.19m x 3.58m)

Double glazed window to the front aspect, double glazed window to the side aspect, radiator and a decorative fireplace.

BEDROOM THREE 13'10" x 10'5" (4.22m x 3.18m)

Double glazed window to the front aspect and a radiator.

UTILITY ROOM 6'10" x 4'8" (2.08m x 1.42m)

Fitted base and tall units with worksurfaces and tiled splashbacks above. One and a half bowl stainless steel sink, space and plumbing for a washing machine, wall-mounted gas boiler and tiled flooring.

BATHROOM 7'11" x 6'3" (2.41m x 1.91m)

Four piece suite comprising a WC, pedestal wash hand basin, bath with hand shower attachment and a corner shower enclosure with mains shower unit. Part-tiled walls, chrome towel radiator, extractor fan and an obscured double glazed window.

LANDING

Stairs up from the ground floor, internal doors to two bedrooms, loft-access point and a double glazed Velux window.

BEDROOM ONE 18'6" x 14'8" (5.64m x 4.47m)

Double glazed window to the front aspect, two radiators and built-in wardrobes/storage.

BEDROOM TWO 14'7" x 11'4" (4.45m x 3.45m)

Double glazed window to the front aspect, radiator, built-in wardrobes/storage and a walk-in cupboard. Measurements to the maximum points.

EXTERNAL

Front:

A small low-maintenance garden area, currently gravelled, with an access pathway and gate from the pavement to the front door.

Rear:

A small enclosed garden area with access gate. This area is located adjacent to the property over the shared access track.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - outs.happily.watchdogs

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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Area Map



Floor Plans



Energy Efficiency Graph

