



6 Gretenhow, Gretna - DG16 5JW

Offers Over £265,000

C&D Rural

6 Gretenhow, Gretna, DG16 5JW

Gretna

- Three bedroom detached bungalow with integrated garage
- Spacious and versatile accommodation
- Situated in a quite cul-de-sack in Gretna
- Lovely wrap around garden with a patio
- Off-street parking for multiple vehicles
- No onward chain
- Utility room

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

C&D Rural



6 Gretenhow

6 Gretenhow is a spacious three-bedroom property offering generous accommodation, a bright lounge, separate utility room, four-piece bathroom and integrated garage, with potential for modernisation.

The Accommodation

The front door opens into a spacious entrance hallway, with a useful storage cupboard and doors leading to the lounge, kitchen, bathroom and bedrooms.

The bright and welcoming lounge is a generous open space, featuring a gas fire set within a marble fireplace. The kitchen is perfectly functional and offers an electric hob, integrated fridge and ample room for a dining table. From the kitchen, you continue through to a separate utility room, which houses the Worcester boiler and washing machine, with additional space for a tumble dryer. The utility room also provides access to the rear of the property and the integrated garage. The garage is generously sized and suitable for a vehicle or additional storage, and also benefits from a water tap.



The first bedroom is a generous double, positioned to the side of the property and enjoying plenty of natural light. The second bedroom is also a good size and offers sufficient space for a double bed. The third bedroom is a particularly spacious double overlooking the rear of the property, with excellent potential to serve as the principal bedroom. The attic is fully boarded and has a window, this may provide the opportunity to add more useable space into the property or even more bedrooms. (subject to planning)

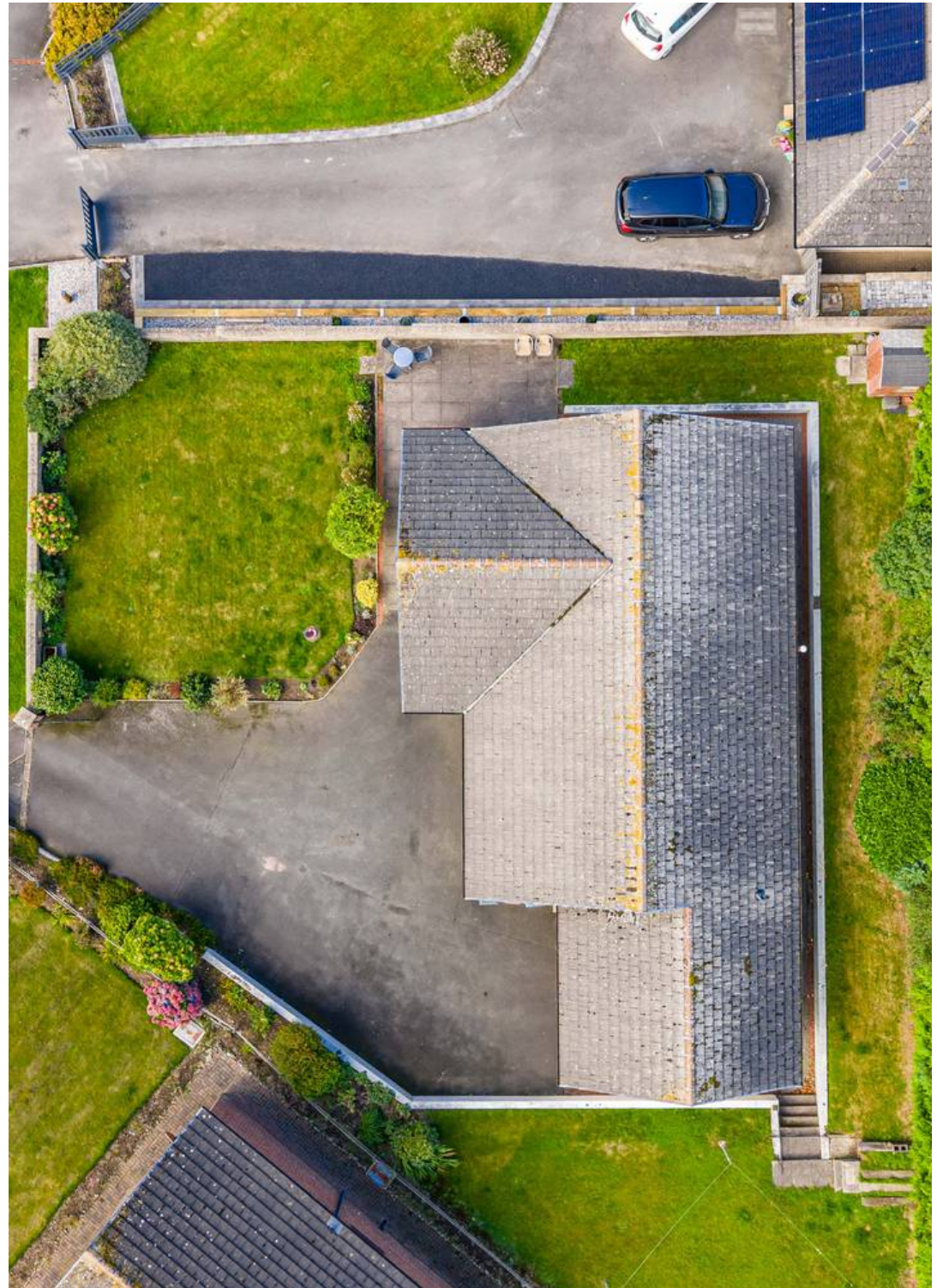
The bathroom is a great size and benefits from a four-piece suite. It is perfectly usable in its current condition, although it would benefit from some modernisation.

Overall, the property offers generous and versatile accommodation, with excellent potential for a new owner to modernise and personalise the space to their own taste.



Situation

Located in a popular residential area of Gretna, the property is close to local amenities, schools and transport links, with Gretna Green railway station approximately 0.7 miles away and easy access to the A74(M).







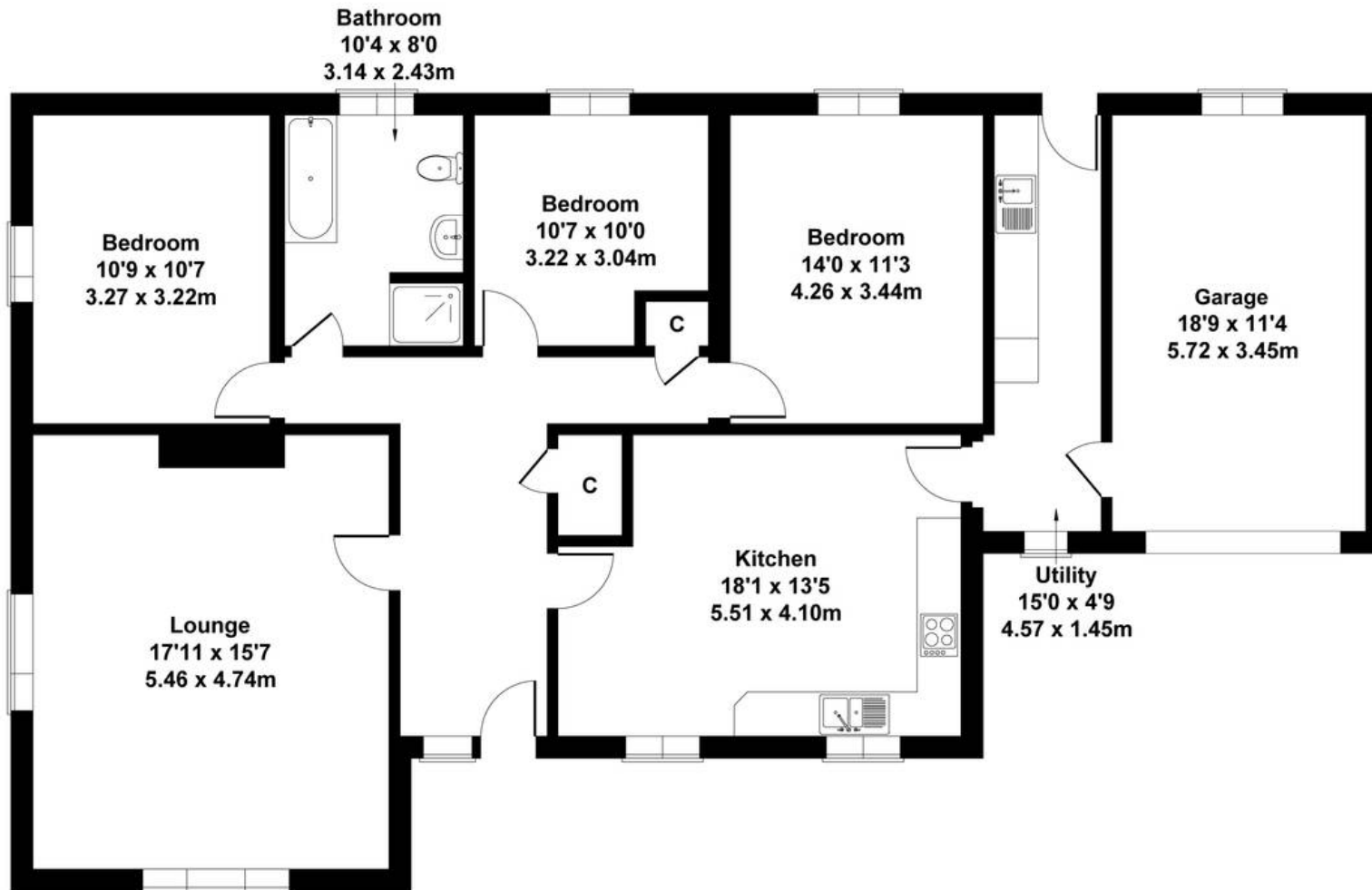




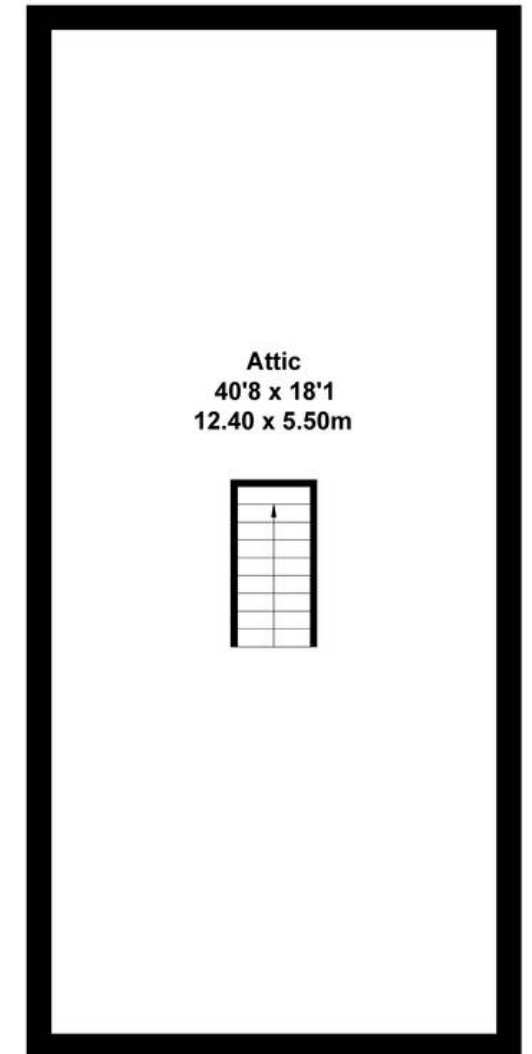


6 Gretenhow

Approximate Gross Internal Area
2314 sq ft - 215 sq m



GROUND FLOOR



ATTIC

Not to Scale. Produced by The Plan Portal 2026
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General Remarks & Stipulations

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

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.

Services: 6 Gretenhow is serviced by mains water supply, mains electricity, mains drainage and oil-fired central heating.

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.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel.: 03033 333000. 6 Gretenhow is in Council Tax Band E.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

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.