



9 Cherrytree Park, Gretna DG16 5BP

Guide Price £39,000

An Immaculately Kept Detached Park Home | Exclusively For A Retired or Semi-retired Person (Over 50) |
Cosy Lounge| Modern Fitted Kitchen With Appliances Included| Bathroom
2 Bedrooms | Easily Maintained Gardens | Tarmac Driveway| Galvanised Garden Shed

100 High St, Annan
Dumfriesshire DG12 6EH
LARN 1807012

t: 01461 203418
e: office@hands.co.uk
www.hands.co.uk

ACCOMMODATION

ENTRANCE HALLWAY

Entered through a glazed U.P.V.C side door. Smoke alarm. Carbon monoxide alarm. Lightshade. Worcester central heating programmer. Lightshade. Fitted carpet. Radiator. Doors off to kitchen, lounge and two bedrooms.

LOUNGE

(4.00m x 3.00m)

Double glazed bay window to the front and double glazed window to the side elevation. Curtains and curtain poles. Roller blinds. Lightshade. Fitted carpet. Radiator. Open plan through to kitchen.

FITTED KITCHEN

(3.05m x 3.00m)

White high gloss wall and base units incorporating a single drainer sink unit with chrome swan neck mixer taps. Tiled splashbacks. Built-in 4-ring gas hob, oven and chrome chimney hood extractor. Plumbed for washing machine. White painted louvre door fronted storage cupboard **(0.70m x 0.60m)** housing the Worcester condensing-combi boiler. Double glazed windows to either side. Roller blinds. Extractor fan. Lightshade. Vinyl flooring. Radiator. **The washing machine and fridge/freezer are included in the sale.**

BEDROOM 1

(2.95m x 2.15m)

Double glazed window to the rear elevation. Roller blind and curtains. Built-in wardrobe housing the electricity fusebox. Adjoining shelved storage cupboard. Lightshade. Fitted carpet. Radiator.

BEDROOM 2/BOX ROOM

(2.17m x 1.30m)

Double glazed window to the side elevation. Curtains. Lightshade. Built-in single wardrobe. Fitted carpet. Radiator.

BATHROOM

(2.20m x 1.30m)

Comprising of a white wash-hand basin with chrome single lever mixer taps and bath with chrome mixer taps and shower mixer. Tiled splashbacks above bath and wash-hand basin. Extractor fan. Obscured double glazed window to the side elevation. Roller blind. Vinyl flooring. Radiator.

OUTSIDE

Gravelled areas to the front, side and rear with paved patio and galvanised garden shed **(2.45m x 1.70m)** with concrete base. Artificial grass to the side and rear. Paved pathway to the side elevation. Rotary clothes drier. Paved steps to both access doors. Tarmac driveway at the front of the property offering ample parking.

NOTES

The details have been carefully prepared for the seller of the property and they are believed to be correct but are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.

- Ground rent applies – £232.51 per month
- The site is exclusively for the retired or semi-retired (over 50's)

SERVICES

Mains water, electricity, bottled gas and drainage. The telephone is subject to the usual B.T. Regulations

VIEWING

By arrangement with the Selling Agents **HARPER, ROBERTSON & SHANNON, SOLICITORS & ESTATE AGENTS**

Council Tax Band “A ”

360 Virtual Tour Link <https://www.madesnappy.co.uk/tour/1g14f3g30627>

