



119 Cherrytree Park, Gretna, DG16 5BP

Guide Price £75,000

A Fantastic & Very Appealing Detached Park Home | Immaculate Condition | Bright and Airy Accommodation Throughout | Open Plan Entrance Hall & Inner Hallway Lounge | Dining Area | Modern Fitted Kitchen | 2 Bedrooms (One With En-Suite) | Bathroom | Well Established Pretty Garden To The Side & Front Elevations | Keyblock Paved Driveway | Timber Built Garden Shed |

100 High St, Annan
Dumfriesshire DG12 6EH
LARN 1807012

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

THIS PROPERTY IS PRESENTED IN AN IMMACULATE CONDITION AND IS READY TO MOVE INTO | THE SOLWAY FIRTH COASTLINE IS LOCATED NEARBY | THERE ARE A GOOD VARIETY OF SHOPS AVAILABLE AT THE CALEDONIA PARK WHICH IS WITHIN WALKING DISTANCE | GOOD LOCATION FOR LINKS TO THE SOUTH AND NORTH OF THE U.K. | SOME EXTRAS ARE INCLUDED IN THE SALE |MUST BE VIEWED TO BE FULLY APPRECIATED

ACCOMMODATION

OPEN PLAN ENTRANCE HALL AND INNER HALLWAY

Entered through an obscured part glazed U.P.V.C door with obscured side panel. PV.C. Ceiling. Two ceiling lightshades. Smoke alarm. Coat hooks. Central heating thermostat. Laminate flooring. Radiator with thermostatic valve. Doors off to lounge, dining area, two bedrooms and bathroom.

LOUNGE

(5.60m x 3.55m)

Double glazed window to the front elevation and two to the side elevations. Curtains. 4-Light ceiling pendant. Smoke alarm. Electric coal effect fire set with an ornamental surround. Television point. Laminate flooring. Two radiators. Open recess through to the dining area. Door through to fitted kitchen.

DINING AREA

(3.05m x 2.20m)

Double glazed window to the side elevation. Curtains. Lightshade. Laminate flooring. Radiator. Open plan recess through to the lounge. Doors off to entrance hall, lounge and fitted kitchen.

FITTED KITCHEN

(4.40m x 2.50m)

Plentiful modern wall and base units incorporating a double drainer sink unit with chrome swan neck mixer taps. One of the units conceals the Worcester central heating boiler. Solid oak wood worksurface areas. Tiled splashbacks. Central heating programmer. Built-in 4-ring gas hob and fan-assisted oven. Plumbed for washing machine. Space for fridge/freezer. Extractor fan. Double glazed window to the front elevation. Roller blind. Laminate flooring. Radiator. Part glazed obscured U.P.V.C rear door.

BEDROOM 1

(3.40m x 3.00m)

Double glazed window to the side elevation. Curtains. Built-in wardrobe with rail, shelf and electricity consumer unit. Ceiling hatch. Laminate flooring. Radiator. Door through to the en-suite.

EN-SUITE

(2.05m x 2.00m)

White wash-hand basin with chrome single lever mixer tap and storage unit underneath. W.C. Walk-in shower cubicle with mains powered shower. Wet wall waterproof boarding. Wall mounted display mirror. Chrome accessories. P.V.C ceiling. Triple chrome spotlight ceiling fitting. Obscured double glazed window to the side elevation. Roller blind. Non slip Karndean vinyl flooring. Radiator.

BEDROOM 2

(2.95m x 2.80m)

Double glazed window to the side elevation. Curtains. Built-in wardrobe with rail and shelf. Lightshade. Wall mounted display mirror. Laminate flooring. Radiator.

BATHROOM

(2.50m x 2.10m)

White wash-hand basin with storage unit underneath. Walk-in easy access bath with chrome shower mixer taps. W.C. Tiled splashbacks. Extractor fan. Obscured double glazed window to the side elevation. Roller blind. Low level storage compartment. Non slip Karndean vinyl flooring. Radiator. The bath can be replaced by the owner on request, free of charge.

OUTSIDE

Neatly kept lawn area to the front with a colourful array of flowers, plants, shrubs and mature blossoming cherry tree. Timber decking to the side elevation. Paved pathways. Cold water tap. Keyblock driveway to the rear of the property. Timber built garden shed with power and light supply **(2.50m x 1.70m).**

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. The site is for residents over 50 – semi-retired or retired. A site fee of approx.£212.00 per month applies.

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/1g14f3g2fd81>

