

HUNTERS®

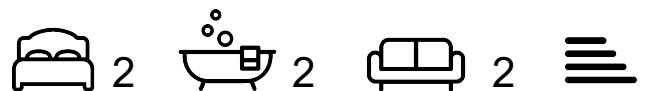
HERE TO GET *you* THERE



26 Cherry Tree Park

Empire Way, Gretna, DG16 5BP

Offers Over £80,000



- No Onward Chain
- Beautifully Presented Throughout
- Large Fitted Kitchen with Generous Cabinetry
- Three-Piece Bathroom and Master En-Suite Shower Room
- Off-Road Parking for Two Vehicles
- Impressive Detached Park Home
- Spacious Open-Plan Living and Dining Room
- Two Double Bedrooms, Both with Fitted Furniture
- Low-Maintenance Garden with Paved Terrace Entrance
- Over 50s Eligible to Purchase

Tel: 01387 245898

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Property Launch on Friday 21st August between 12 noon and 1pm, please contact Hunters to schedule your private viewing.

Offered to the market with no onward chain, this impressive two-bedroom detached park home occupies a peaceful position at the head of a cul-de-sac within the desirable Cherry Tree Park. Beautifully presented throughout, the property offers bright, light-filled and inviting accommodation, thoughtfully arranged to provide comfortable, low-maintenance living exclusively for purchasers aged over 50. At the heart of the home is a spacious open-plan living and dining room, where generous windows create a wonderfully airy and welcoming space for relaxing, dining and entertaining. The adjoining fitted kitchen is equally well proportioned, offering an excellent range of cabinetry and ample worksurface space. Both bedrooms are comfortable doubles and benefit from fitted furniture, with the master bedroom further enhanced by a private en-suite shower room, while a three-piece bathroom completes the internal accommodation. Outside, the attractive and easily maintained garden features a paved entrance terrace, providing a pleasant spot for outdoor seating, together with off-road parking for two vehicles. Ready to move straight into and enjoy, this appealing home combines a peaceful setting, an abundance of natural light and low-maintenance living, making it an ideal choice for those seeking a relaxed and manageable lifestyle. Contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:

LPG Gas Central Heating and Double Glazing Throughout.

EPC - N/R and Council Tax Band - A.

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 outdoors right on the doorstep.

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HALLWAY

DINING ROOM

LIVING ROOM

KITCHEN

SIDE HALL

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed bow window to the rear aspect, radiator, fitted bedroom furniture including wardrobes, over bed unit, bedside cabinets and drawers. and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin, and a shower enclosure with mains shower unit. Tiled splashbacks, radiator, extractor fan, and an obscured double glazed window.

BEDROOM TWO

BATHROOM

Three piece suite comprising a vanity unit with WC and semi-inset wash basin, and a corner bathtub. Part-tiled walls, chrome towel radiator, extractor fan, and an obscured double glazed window.

ADDITIONAL INFORMATION

We advise the site fee is approximately £214.14 per month including water and not included in the council tax. The electric meters are read by the site warden quarterly, then each park home is billed accordingly.

Purchasers must be in retirement/semi-retirement and over the age of 50 years. Please request a copy of the park rules from the agents office.

We would like to advise prospective buyers that upon sale of the park home the seller does pay 10% commission of the sales price to the site owners.

EXTERNAL:

Front Terrace, Garden & Parking::

To the front of the home is an impressive paved terrace area with metal side railings, with areas of artificial lawn and gravelled borders either side of the terrace. To the side of the home is a block-paved driveway allowing dedicated parking for two vehicles, along with a raised border area and timber garden shed.

Rear Pathway:

To the rear of the property is a pathway with gate, alongside gravelled borders and a sheltered timber seating area with paving.

WHAT3WORDS:

For the location of this property, please visit the
W h a t 3 W o r d s A p p a n d e n t e r -
 ///cling.detergent.supported

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

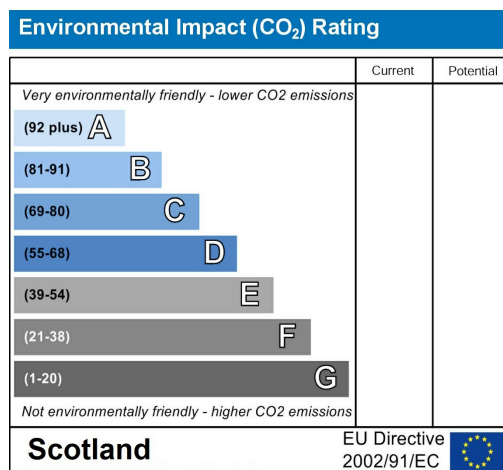
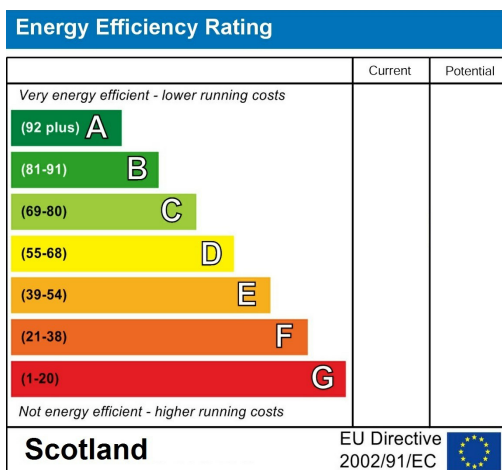
Floorplan







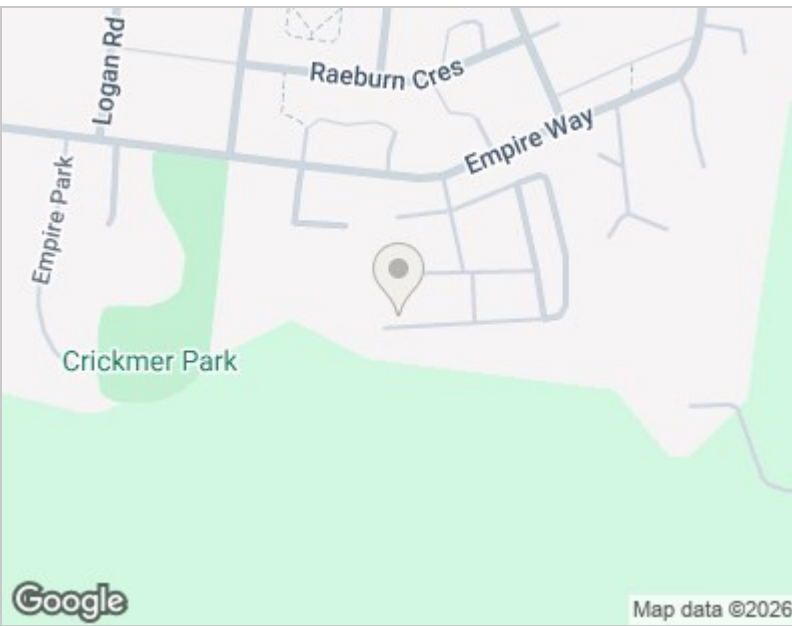
Energy Efficiency Graph



Viewing

Please contact our Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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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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