



19 Mossknowe Place, Gretna, DG16 5DD

Guide Price **£115,000**

An Appealing & Spacious Semi-Detached House | Ready To Move Into | Entrance Hallway | Lounge |
Fitted Kitchen | Bedroom 1/Snug | Stairs & Landing | 3 Further Bedrooms | Bathroom |
Front & Rear Gardens | Driveway | Garden Shed | EPC D

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ACCOMMODATION

ENTRANCE HALLWAY

Entered through a part glazed dual tone U.P.V.C door. Obscured double glazed window to the front elevation. Dado rail. Smoke alarm. 4-Bar ceiling spotlight fitting. Fitted carpet. Radiator. Understairs storage cupboard **(1.63m x 0.86m)** housing the electricity meter and consumer unit.

BEDROOM 1

(3.75m x 1.90m)

Double glazed window to the front elevation. Vertical blinds. Triple ceiling spotlight fitting. Two display shelves. Vinyl flooring. Radiator

LOUNGE

(3.43 x 6.19m)

A light and spacious room with double glazed windows to the front and rear elevations. Vertical blinds. Dado rail. Coal effect gas fire set on a marble heath matching surround and decorative fireplace. Television point. Telephone point. Laminate flooring. Two radiators. Part glazed door leading to the fitted kitchen.

FITTED KITCHEN

(3.78m x 2.17m)

Modern wall and base units incorporating a single drainer sink unit with chrome mixer taps. Plumbed for washing machine. Space for a tumble dryer and under counter fridge. Gas cooker connection. Wall mounted Alpha central heating boiler. Double glazed window to the rear elevation. Venetian blinds. Tiled splashbacks. Dado rail with painted panelling on one wall. Part glazed dual coloured U.P.V.C. rear door.

STAIRS & LANDING

Handrail to one side. Hatch to insulated attic. Useful built in storage cupboard **(1.30m x 0.74m)**. Smoke alarm. Fitted carpet. Doors off to three bedrooms and a bathroom.

BEDROOM 2

(3.54m x 3.29m)

Double glazed window to the front elevation. Vertical blinds. Triple ceiling spotlight fitting. Dado rail. Television point. Built in storage cupboard with shelf and rail **(1.30m x 0.70m)**. Fitted carpet. Radiator.

BEDROOM 3

(3.72m x 2.85m)

Double glazed window to the front elevation. Vertical blinds. Dado rail. Television point. Fitted carpet. Radiator.

BEDROOM 4

(3.46m x 2.71m)

Two double glazed windows to the rear elevation. Vertical blinds. Dado rail. Fitted carpet. Radiator.

BATHROOM

(2.00m x 2.15m)

White three-piece suite comprising of a wash-hand basin, bath with Mira Jump shower and W.C. Partially tiled walls. Obscured double glazed window to the rear elevation. Roller blind. Pelair. Wall mounted mirrored storage unit. Wall mounted display mirror. Dado rail and painted panelling on two walls. Four inset ceiling spotlights. Vinyl flooring. Radiator.

OUTSIDE

The front garden is laid out in lawn. There is a keybloch paved driveway offering ample parking to the front and side elevations. A low level wooden fence and gate leading through to the rear garden. Well-kept lawn area and paved patio area situated to the rear. Clotter pole. Cold water tap. Exterior lights. Galvanised garden shed **(1.92m x 1.05m)**.

HOME REPORT

A Home Report is available on this property. Prospective purchasers can access or obtain a copy. An administration fee may apply. Please contact Harper, Robertson & Shannon for further information.

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.

SERVICES

Mains water, electricity, 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

EPC Rating = D

Council Tax Band “C”

360 Virtual Tour Link: <https://www.madesnappy.co.uk/tour/1g14f3g3216a>

