



HUNTERS[®]
HERE TO GET *you* THERE

11 Cadgill Road, Gretna, DG16 5BE

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Offers Over £70,000

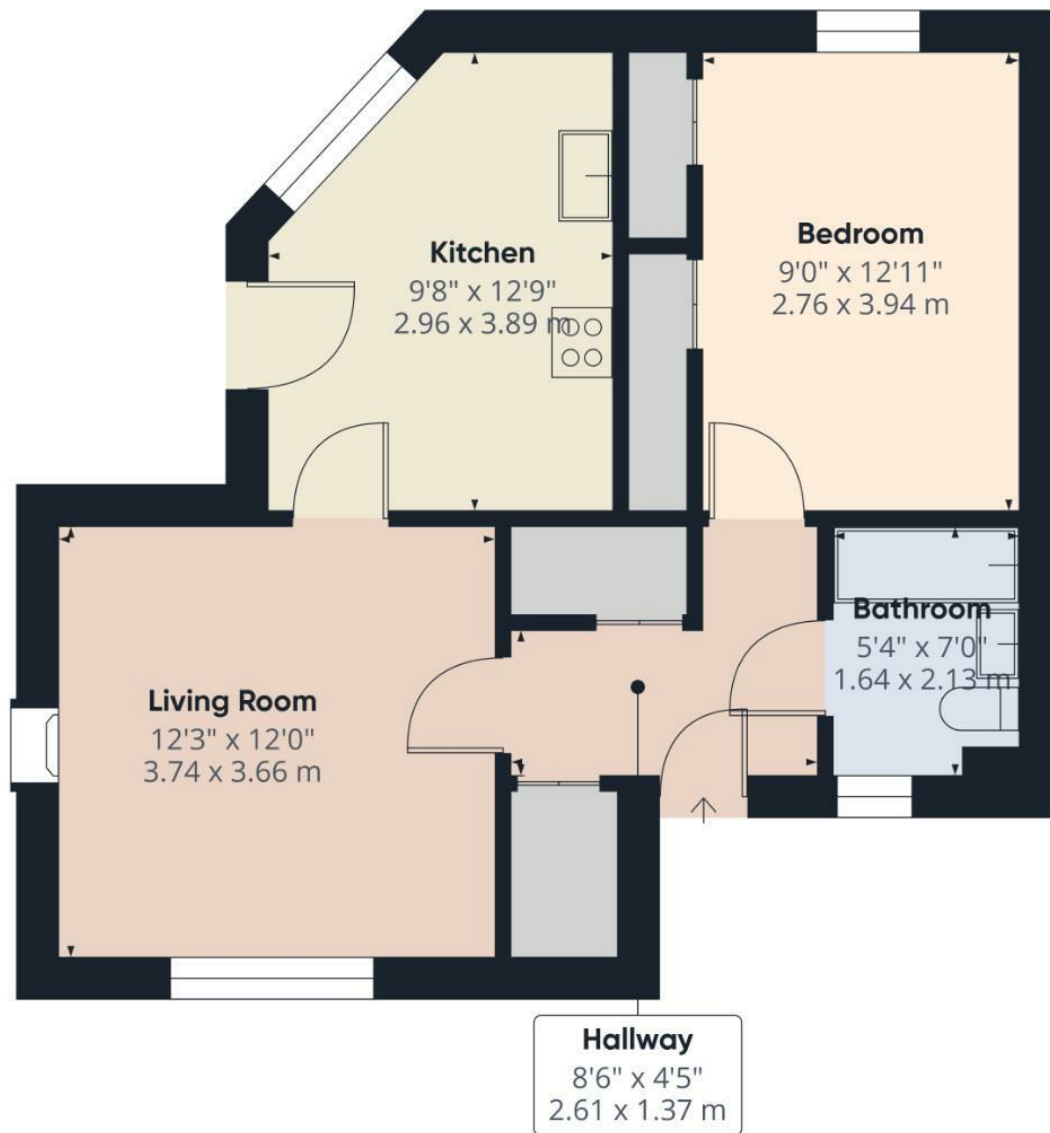
A well-presented one-bedroom end-link bungalow, ideally positioned within a popular residential area Gretna and offering an excellent opportunity for a new owner to move straight in and make it their own.

The appealing bungalow offering comfortable, easily managed accommodation with excellent storage and attractive outdoor space.

The accommodation briefly comprises of Entrance Hallway with built in storage cupboards, Living Room, Dining Kitchen, Bedroom with built in storage. Benefiting from gas central heating, double glazing, low-maintenance gardens and communal courtyard parking. Energy Rating - C and Council Tax - 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 outdoor right on the doorstep.

Hunters Annan Bridgend High St, Annan, DG12 6AG | 01387 245898
annan@hunters.com | www.hunters.com



Approximate total area⁽¹⁾

515 ft²
47.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Entrance Hallway

The property is entered via a double-glazed door into the hallway, which provides access to the accommodation and includes a radiator, walk-in storage cupboard with lighting, further built-in storage and loft access

Living Room

A bright and welcoming front-facing reception room with double-glazed window, radiator and feature fireplace incorporating an attractive electric coal-effect fire.

Dining Kitchen

The dining kitchen is fitted with a range of base and wall units with complementary work surfaces, incorporating a four-ring gas hob with extractor over and double oven beneath. There is space for a dishwasher, together with a sink unit. A double-glazed window and a double-glazed door leads directly to the rear garden.

Bedroom

The rear-facing double bedroom overlooks the garden and benefits from a double-glazed window and radiator. Excellent storage is provided by two built-in wardrobes, one housing the central heating boiler, plus a further built-in storage cupboard with shelving

The Bathroom

The bathroom comprises of a panelled bath with shower over, pedestal wash hand basin and WC, together with a double-glazed window and radiator.

Externally

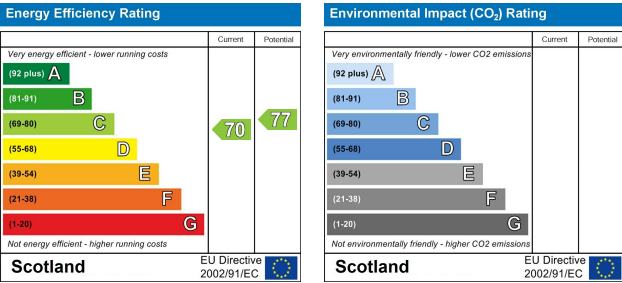
To the front is a paved pedestrian pathway leading through a low-maintenance garden area. The enclosed rear courtyard garden is designed for easy maintenance and features a paved sitting area, ideal for enjoying the outdoors. There is also gated pedestrian access and an open storage area.

AML Disclosure

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Home Report

This property Home Report is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact the office directly.



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