

HUNTERS®

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Kestrel Hill

Gretna, DG16 5LD

Offers Over £225,000



- Extended Semi-Detached Family Home on a Large Corner Plot
- Perfect for Large Families and Multi-Generational Living
- Modern Dining Kitchen with Adjoining Utility Room
- Versatile Ground Floor Playroom/Bedroom Four with Wet Room
- Solar Panels for Added Efficiency and Income
- Spacious, Versatile and Nicely Presented Throughout
- Living Room with Gas Fire Plus Large Conservatory
- Three Bedrooms with Master En-Suite, plus a Family Bathroom, Nursery/Study,
- Generous Garden with Patio, Ample Parking and Large Attached Store/Garage
- EPC - C

Tel: 01387 245898

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Situated within a popular and well-established residential area of Gretna, this extended four/five-bedroom semi-detached family home occupies a generous corner plot and offers spacious, versatile and nicely presented accommodation throughout. Ideally suited to larger families or those seeking flexible multi-generational living, the impressive layout includes a welcoming living room with a gas fire, a large conservatory overlooking the garden and a modern dining kitchen complemented by a practical adjoining utility room. A versatile ground-floor study/playroom provides excellent additional living space and could equally be utilised as a fifth bedroom, with the added convenience of an adjoining wet room. Upstairs, there are four well-proportioned bedrooms, including a generous master bedroom with en-suite facilities, together with a modern family bathroom. Externally, the property continues to impress with a substantial garden, patio seating area, ample off-road parking and a large attached store/garage, while solar panels provide an additional energy-efficient feature. Combining generous proportions, flexible accommodation and excellent outdoor space, this impressive property offers a superb opportunity for buyers seeking a substantial family home in a desirable Gretna location.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - D.

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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GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal door to the living room, radiator, and stairs to the first floor landing.

LIVING ROOM

Double glazed window to the front aspect, radiator, fireplace with gas fire, and an internal door to the dining kitchen.

DINING KITCHEN

Fitted base, wall and drawer units with worksurfaces and upstands above. Integrated eye-level electric oven, electric hob, extractor unit, integrated dishwasher, space for a fridge freezer, one and a half bowl sink with mixer tap and draining board, radiator, under-stairs cupboard, internal double glazed window to the conservatory, double glazed patio doors to the conservatory, and an internal door to the utility room.

CONSERVATORY

Double glazed windows to the rear aspect, double glazed patio doors to the rear garden, and tiled flooring.

UTILITY ROOM

Fitted base unit with worksurface above. Space with plumbing for a washing machine, space for a tumble dryer, radiator, tiled flooring, internal doors to the playroom/bedroom four, shower room and store/garage, internal double glazed window to the store/garage, and a double glazed window to the rear aspect.

PLAYROOM/BEDROOM FOUR

Double glazed window to the front aspect, and a radiator.

SHOWER ROOM (WET ROOM)

Comprising a fitted vanity unit with WC and wash basin, and a wet-room style shower with electric shower unit. Fully-boarded walls, tiled flooring with electric underfloor heating, recessed lighting, LED mirror, and an extractor fan.

STORE/GARAGE

Garage door to the front driveway, double glazed patio doors to the rear garden, two double glazed windows to the side aspect, power sockets, and lighting.

FIRST FLOOR:

LANDING

Stairs up from the ground floor entrance hall, internal doors to three bedrooms, study/nursery and family bathroom, and a loft-access point.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, double glazed patio doors with Juliet balcony, two in-built wardrobes, radiator, and an internal door to the en-suite.

En-Suite:

Comprising a fitted vanity unit with both WC and wash basin, and a walk-in shower enclosure with electric shower unit. Part-boarded walls, towel radiator, extractor fan, and an obscured double glazed window.

BEDROOM TWO

Double glazed window to the rear aspect, and a radiator.

BEDROOM THREE

Double glazed window to the front aspect, radiator, and an in-built cupboard with wall-mounted gas boiler internally.

STUDY/NURSERY

Double glazed window to the front aspect, radiator, and an over-stairs cupboard with double doors.

FAMILY BATHROOM

Comprising a fitted vanity unit with both WC and wash basin, and a bath with electric shower over. Fully-boarded walls, chrome towel radiator, and an obscured double glazed window.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a low-maintenance gravelled front garden, alongside a tarmac driveway allowing off-road parking. Access from the driveway into the entrance hall, store/garage, and a gate to the side garden.

Side Garden & Rear Garden:

To the side and rear of the property is a large and enclosed garden, predominantly lawned and also benefitting a generous sandstone paved seating area with pathway, mature trees throughout, and two timber garden sheds. Additionally, the rear garden also includes an external cold-water tap.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - pegged.fruits.warned

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.

HOME REPORT:

The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

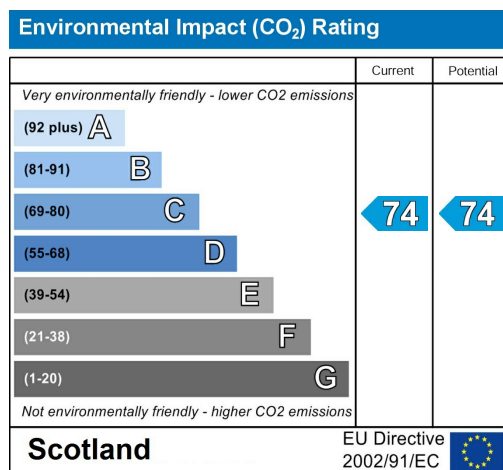
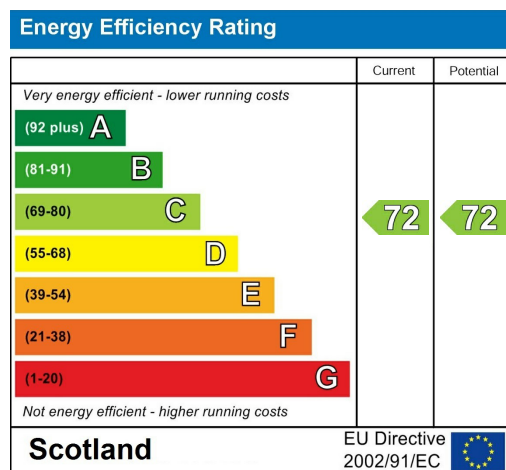
Floorplan







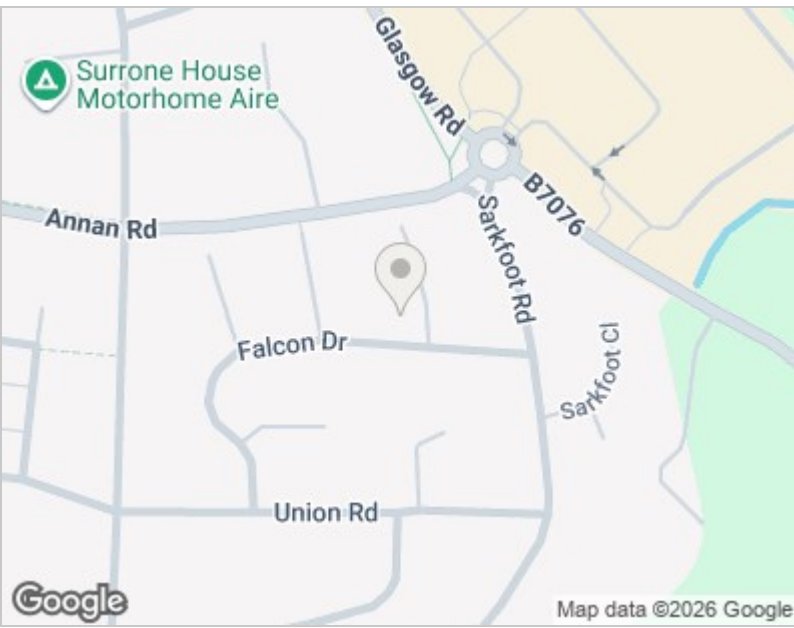
Energy Efficiency Graph



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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