



The Hawthorns

Gretna, DG16 5QA

Offers Over £270,000



- Well Presented and Spacious Detached Family Home
- Large Dining Kitchen with Adjoining Utility Room and Patio Doors
- Versatile Garden Room with Adjoining WC
- Family Bathroom plus Ground Floor WC
- Off-Road Parking & Attached Double Garage
- Sought After Development to the Outskirts of Gretna
- Generous Living Room with Electric Fire
- Three Double Bedrooms, all with Built-In Wardrobes and Master Ensuite
- Mature Rear Garden with Patio, Raised Beds, Lawn and Greenhouse
- EPC - C

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Occupying a desirable position within a sought-after development on the outskirts of Gretna, this bright, spacious and well presented three-bedroom detached family home is ready to move straight into and enjoy. The accommodation is well proportioned and thoughtfully arranged, with a generous living room featuring an attractive electric fire and a large dining kitchen forming the sociable heart of the home. The kitchen provides ample space for everyday dining and entertaining, with patio doors opening directly onto the rear garden, while an adjoining utility room offers valuable additional storage and practicality. A versatile garden room, complete with an adjoining WC, provides an excellent flexible space that could be used as a home office, playroom, hobby room or additional reception area. Upstairs, there are three well-proportioned double bedrooms, each benefiting from built-in wardrobes, master ensuite and family bathroom. Externally, the mature rear garden features a paved patio, raised beds, laid lawn and greenhouse, creating an attractive setting for relaxing, gardening and entertaining. Off-road parking and an impressive attached double garage complete the property, providing excellent additional parking, storage or workshop space and representing a real standout feature of this appealing family home. Contact Hunters Annan today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - E.

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.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front with an obscured double glazed side panel window, radiator, stairs to the first floor landing with an under-stairs cupboard, and an internal door to the living room.

LIVING ROOM

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

DINING KITCHEN

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric oven, gas hob, extractor unit, integrated dishwasher, space for a fridge freezer, one and a half bowl stainless steel sink with mixer tap, recessed lighting, radiator, internal doors to the garden room and utility room, double glazed patio doors to the rear garden, and a double glazed window to the rear aspect.

GARDEN ROOM & WC

Garden Room:

Double glazed window to the rear aspect, double glazed window to the side aspect, two double glazed Velux windows, double glazed external door to the rear garden, radiator, and an internal door to the WC.

WC:

Two piece suite comprising a WC and wall-mounted wash hand basin. Radiator, extractor fan, and an obscured double glazed window.

UTILITY ROOM

Fitted base unit with worksurface and tiled splashbacks above. Space with plumbing for a washing machine, one bowl stainless steel sink with mixer tap, radiator, extractor fan, internal door to the garage, external door to the rear garden, and a double glazed window to the rear aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and family bathroom, loft-access point, radiator, and a built-in cupboard with shelving internally.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, radiator, two built-in wardrobes with double doors, 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. Part-boarded walls, recessed lighting, radiator, extractor fan, and an obscured double glazed window.

BEDROOM TWO

Double glazed window to the rear aspect, radiator, and a built-in wardrobe with double doors.

BEDROOM THREE

Double glazed window to the rear aspect, radiator, and a built-in wardrobe with double doors.

FAMILY BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and bath with electric shower over. Part-tiled walls, chrome towel radiator, recessed lighting, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a lawned garden with gravelled borders, alongside a block-paved driveway allowing off-street parking for multiple vehicles. Access from the driveway into the attached double garage, along with a gate and pathway down the side of the property to the rear garden.

Rear Garden:

To the rear of the property is an enclosed mature garden, benefitting a paved seating area, lawn, established borders, raised vegetable beds and mature trees. Additionally, the rear garden also includes an area with a greenhouse, timber garden shed, and an external cold-water tap.

DOUBLE GARAGE

Two electric roller garage doors, power sockets, lighting, wall-mounted gas boiler, water tank, and an external door to the rear garden.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [///modem.slimmer.trophy](https://www.what3words.com/#!/modem.slimmer.trophy)

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





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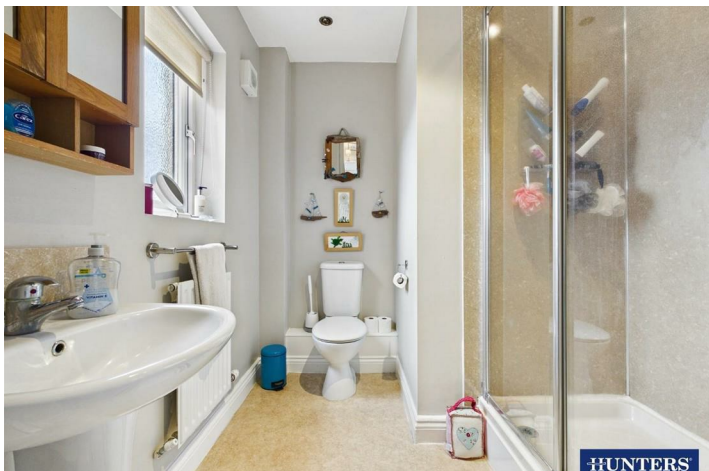
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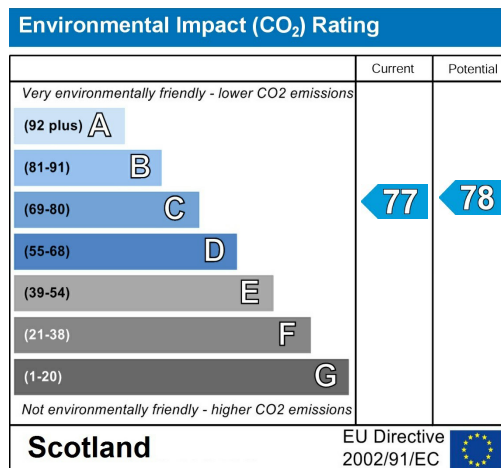
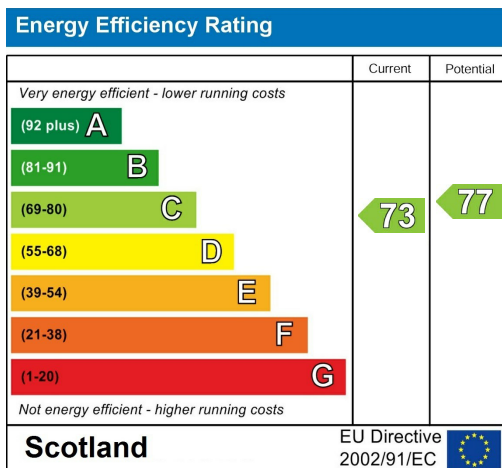


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Energy Efficiency Graph

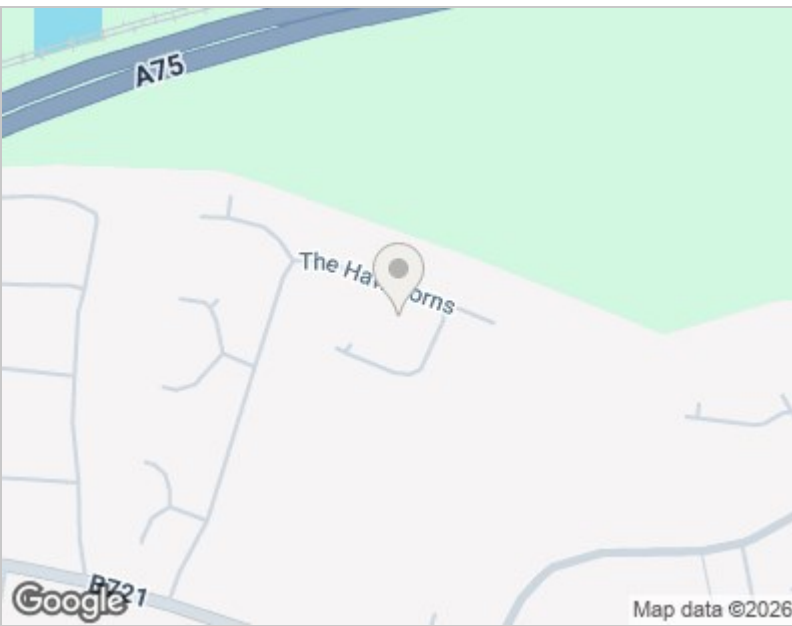


Viewing

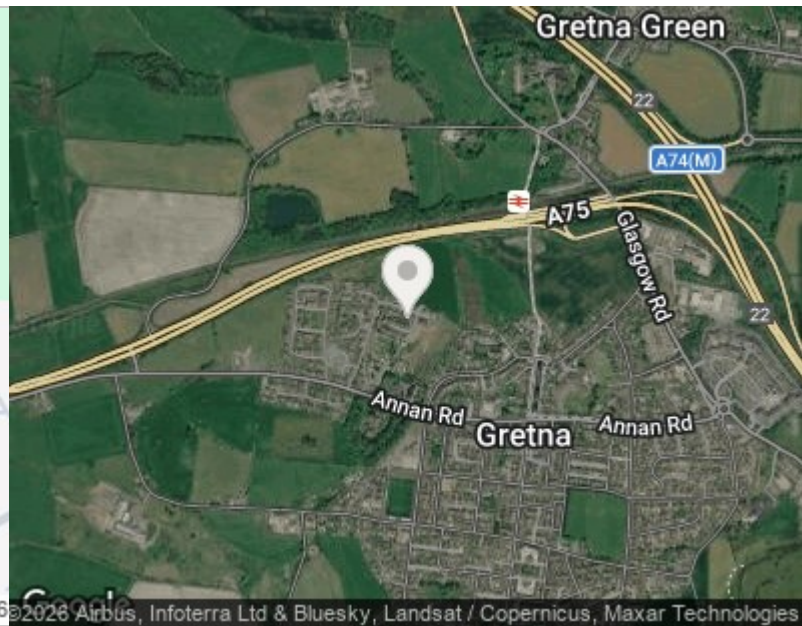
Please contact our Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01387 245898

Road Map



Hybrid Map



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HERE TO GET YOU THERE

Tel: 01387 245898



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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