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11 Cadgill Road, Gretna, DG16 5BE
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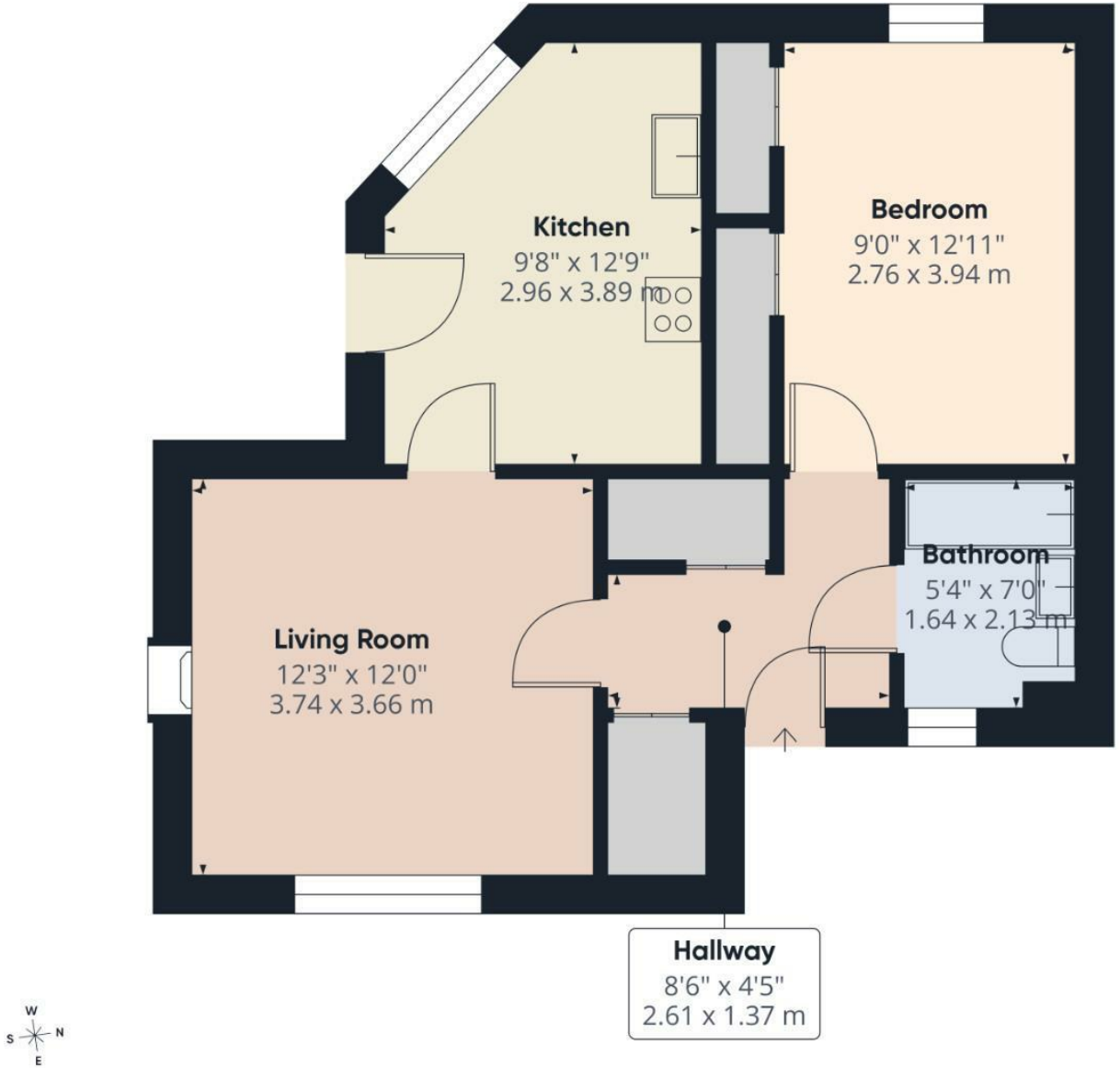
Offers Over £70,000

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



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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.

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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.

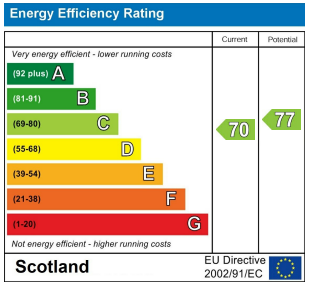
Bedroom
The rear-facing double bedroom overlooks the garden and benefits from a double-glazed window and radiator. Excellent storage is provided by two built-in wardrobes, one housing the central heating boiler, plus a further built-in storage cupboard with shelving

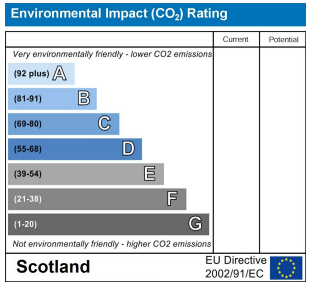
The Bathroom
The bathroom comprises of a panelled bath with shower over, pedestal wash hand basin and WC, together with a double-glazed window and radiator.

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
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
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.





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. 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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