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66 Annan Road, Gretna, DG16 5DJ

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Offers Over £120,000

An attractive and generously proportioned three-bedroom linked semi-detached house, occupying a desirable position in Gretna and within ease of access of a wealth of local amenities, Primary School and excellent transport links. The property has been lovingly maintained and in the ownership of the same family for over 50 years offering an exciting opportunity for its new owner to truly make it their own and create a wonderful family home. The accommodation offers a welcoming entrance hallway, two reception rooms, fitted kitchen, sunroom, cloakroom/WC and three bedrooms, including an en-suite shower room. Benefiting from partial double glazing and gas central heating, beautifully established rear garden, to the front is a generous driveway providing excellent off-street parking.

Energy Rating - D and Council Tax Band - C.

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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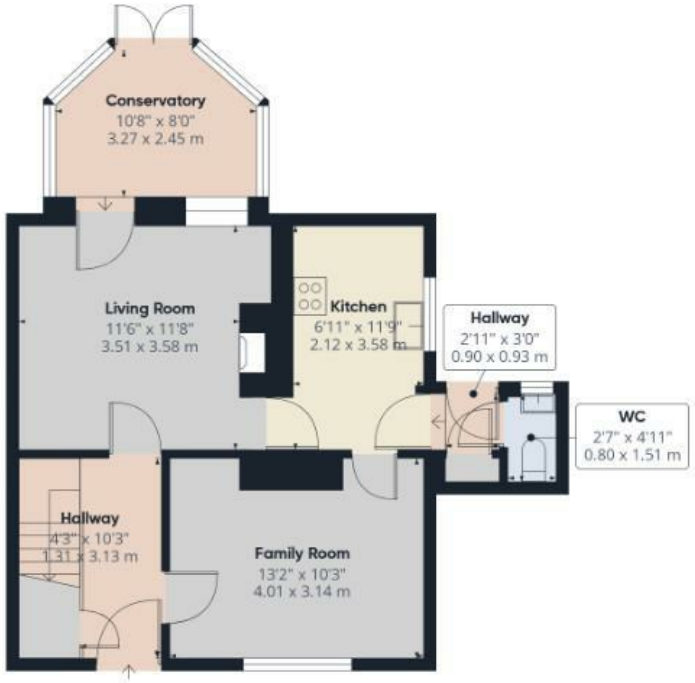

Ground Floor

Floor 1

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Approximate total area(1)

969 ft²

90 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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Ground Floor

Entrance Hallway
The property is approached through a double-glazed entrance door incorporating a radiator and under-stair storage cupboard with window.

Family Room
A versatile front-facing reception room with a window overlooking the front elevation incorporating radiator.

Living Room
Generous rear-facing room with attractive Art Deco-style fireplace, radiator, window, display shelving and access to the sunroom.

Kitchen
Incorporating fitted wall and base units with complimentary worksurface over, incorporating electric hob, eye-level double oven, sink unit, space for an under counter fridge and plumbing for an automatic washing machine. Window to the side elevation.

Rear Hall
Providing pedestrian access to rear garden, with storage cupboard housing the central heating boiler.

Cloakroom/WC
Incorporating a 2 piece suite comprising of WC, wash hand basin, radiator and window.

Conservatory
Overlooking the established rear garden accessed via the double opening doors.

First Floor

Landing
Landing providing access to all three bedrooms, with front-facing window and useful over-stair storage cupboard.

Bedroom 1
Spacious rear-facing bedroom enjoying garden views, with radiator, built-in wardrobes and dressing table

Bedroom 3
Rear-facing bedroom overlooking the garden with radiator.

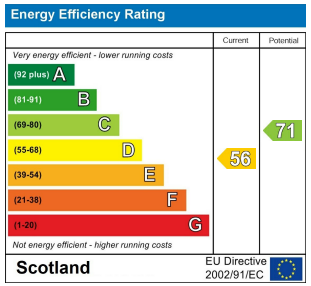
Bedroom 2
Front-facing bedroom with radiator.

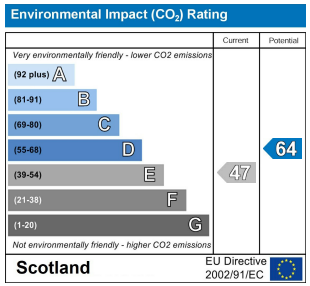
Ensuite Shower Room
Incorporating a 3 piece suite comprising of shower cubicle with electric shower, pedestal wash hand basin, WC, heated towel rail, radiator and built in airing cupboard storage.

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.

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.

Externally
To the front of the property, a generous driveway provides ample off-street parking. The rear garden offers a mature and private setting, featuring a well-maintained lawn, established apple trees and mature hedgerows. A summer house provides an additional versatile space, creating an excellent setting for outdoor relaxation and entertaining.





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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