



Victory Avenue

Gretna, DG16 5AB

Offers Over £155,000



- Handsome Red-Brick Semi-Detached House
- Potential to Extend, Subject to Permissions
- Contemporary Fitted Kitchen with Adjoining Utility Room
- Great Loft with Fixed Steps and Boarding, Ideal for Storage
- Single Garage Plus Off-Road Parking Space
- Excellent Plot on the Charming Tree-Lined Victory Avenue
- Bay-Fronted Living Room plus Bright Dining Room
- Two Double Bedrooms plus Modern Family Shower Room
- Substantial Rear Garden with Lawn and a Large Timber Deck
- EPC - C

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Occupying an excellent plot along the charming, tree-lined Victory Avenue, this handsome two-reception, two-bedroom red-brick semi-detached home is nicely presented throughout and enjoys a convenient position within the popular town of Gretna. Offering an appealing combination of character, well-proportioned accommodation and excellent future potential, the property would make a lovely home for a range of buyers.

The ground floor features a welcoming bay-fronted living room alongside a bright separate dining room, providing an excellent space for family meals and entertaining, while the contemporary fitted kitchen is complemented by a useful adjoining utility room. To the first floor are two generous double bedrooms and a stylish modern family shower room, while the loft, accessed via fixed steps and benefiting from boarding, provides valuable additional storage space. Outside, the substantial rear garden is a particular highlight, with a generous lawn and large timber deck creating an attractive setting for outdoor dining, entertaining and relaxing. A single garage and off-road parking space provide further practicality, while the generous plot also offers exciting scope to extend the existing accommodation, subject to the necessary permissions. Well located for Gretna's range of amenities and transport connections, this is a highly appealing home combining space, presentation, outdoor living and plenty of potential for the future.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C 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.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room and dining room, radiator, and stairs to the first floor landing with an under-stairs cupboard. The under-stairs cupboard included lighting, shelving, coat-rack, and a double glazed window internally.

LIVING ROOM

Double glazed bay window to the front aspect, radiator, and a fireplace with decorative stove.

DINING ROOM

Two double glazed windows to the rear aspect, radiator, and an internal door to the kitchen.

KITCHEN

Modern kitchen comprising a range of base, wall and drawer units with matching worksurfaces and splashbacks above. Integrated electric oven, gas hob, extractor unit, integrated dishwasher, one bowl sink with mixer tap and draining board, radiator, internal door to the utility room, and a double glazed window to the rear aspect.

UTILITY ROOM & STORE/WC

Utility Room:

Space with plumbing for a washing machine, space for a tumble dryer, space for an American-style fridge freezer, wall-mounted gas boiler, radiator, loft-access point, high-level cupboard housing the consumer unit, tiled flooring, opening to the store/WC, external door to the rear garden, and a double glazed window to the front aspect.

Store/WC:

WC, fitted shelving, tiled flooring, and a double glazed window to the side aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and shower room, over-stairs cupboard, and a double glazed window to the front aspect. The over-stairs cupboard includes steps and hatch allowing access to the loft. The loft included boarding, lighting, and power socket.

BEDROOM ONE

Two double glazed windows to the rear aspect, and a radiator.

BEDROOM TWO

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

SHOWER ROOM

Three piece suite comprising a WC, vanity unit with worksurface and semi-inset wash basin, and a shower enclosure with mains shower unit. Part-boarded walls, radiator, built-in cupboard with shelving internally, and an obscured double glazed window.

EXTERNAL:

Front Garden:

To the front of the property is a low-maintenance shillied front garden. A shared pathway between the properties allows for access to the rear garden.

Rear Garden:

To the rear of the property is a large enclosed garden, benefitting a generous lawn with planted borders, a large timber deck with timber railings, two garden sheds, and an external cold-water tap.

GARAGE & PARKING

Located away from the property and within a block of garages, a single garage with parking space in front. Please note, the garage and parking space are held on a different title to the property.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [///seducing.export.vets](https://www.what3words.com/)

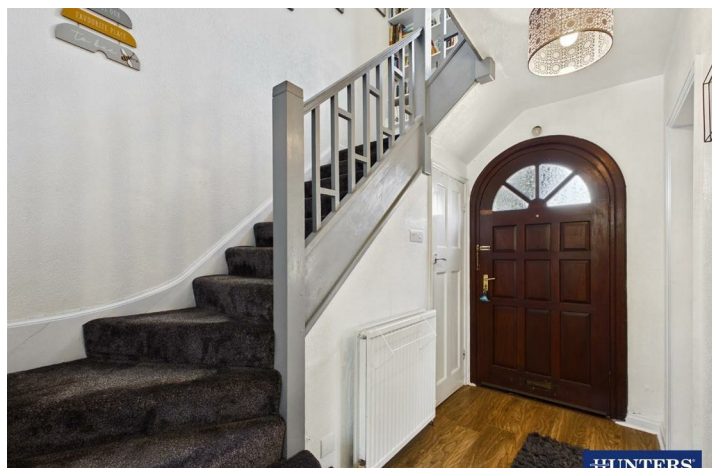
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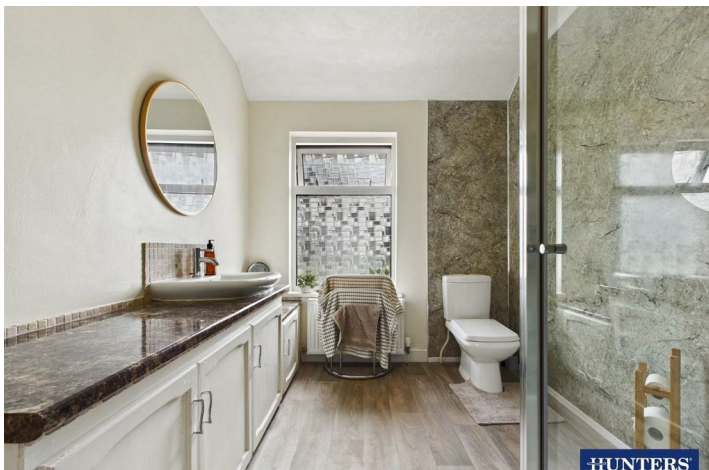
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HOME REPORT:

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.

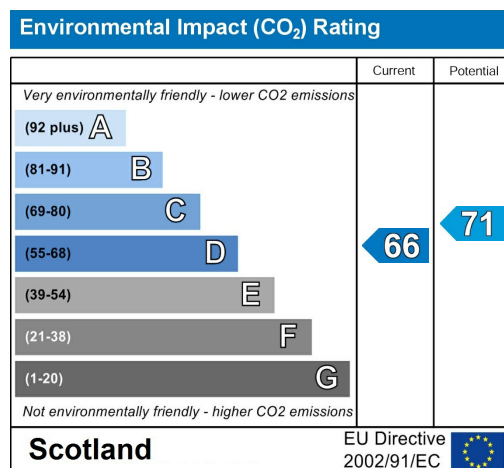
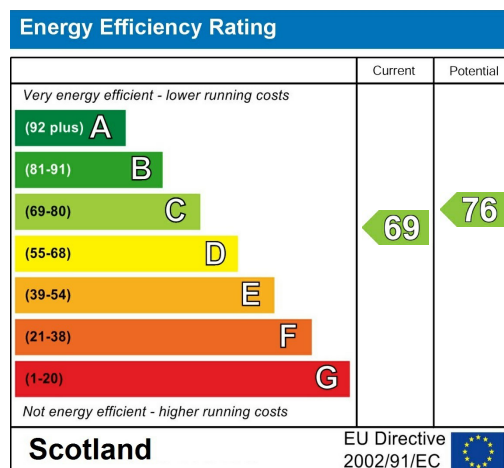
Floorplan







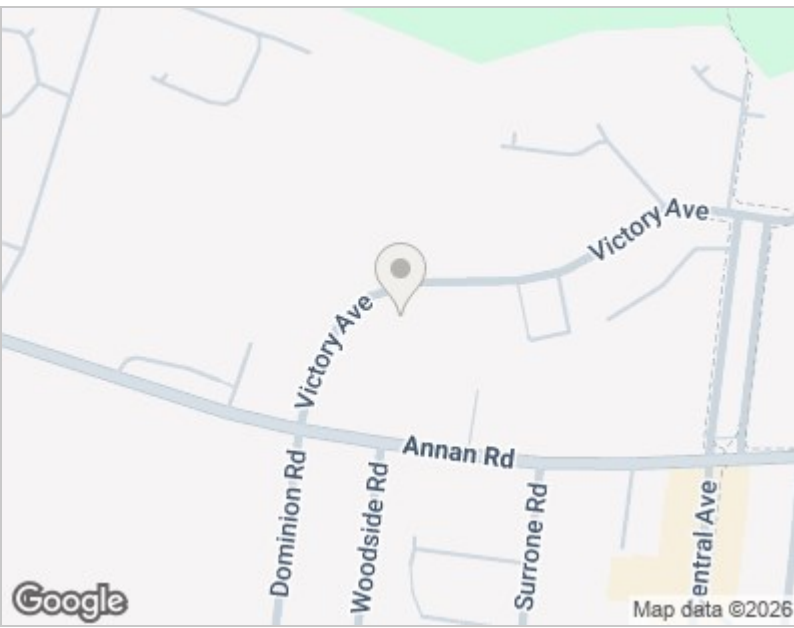
Energy Efficiency Graph



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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