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25 Empire Way, Gretna, DG16 5BN

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Offers Over £160,000

Situated towards the outskirts of Gretna, this impressive three-bedroom end-terraced property provides a fantastic opportunity for first-time buyers, couples and families seeking a modern and versatile home. Stylishly presented throughout, the property offers well-proportioned accommodation arranged over two floors, complemented by excellent off-road parking and an attractive enclosed rear garden. The accommodation includes a entrance hall, front-facing living room, versatile dining/reception space, contemporary family bathroom and a stylishly fitted kitchen. To the first floor are three bedrooms, including a master bedroom with en-suite shower room. Externally, the property benefits from a low-maintenance front garden, generous driveway and a private rear garden designed for both relaxation and entertaining. An internal viewing is highly recommended. No Onward Chain.

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 outdoor right on the doorstep.

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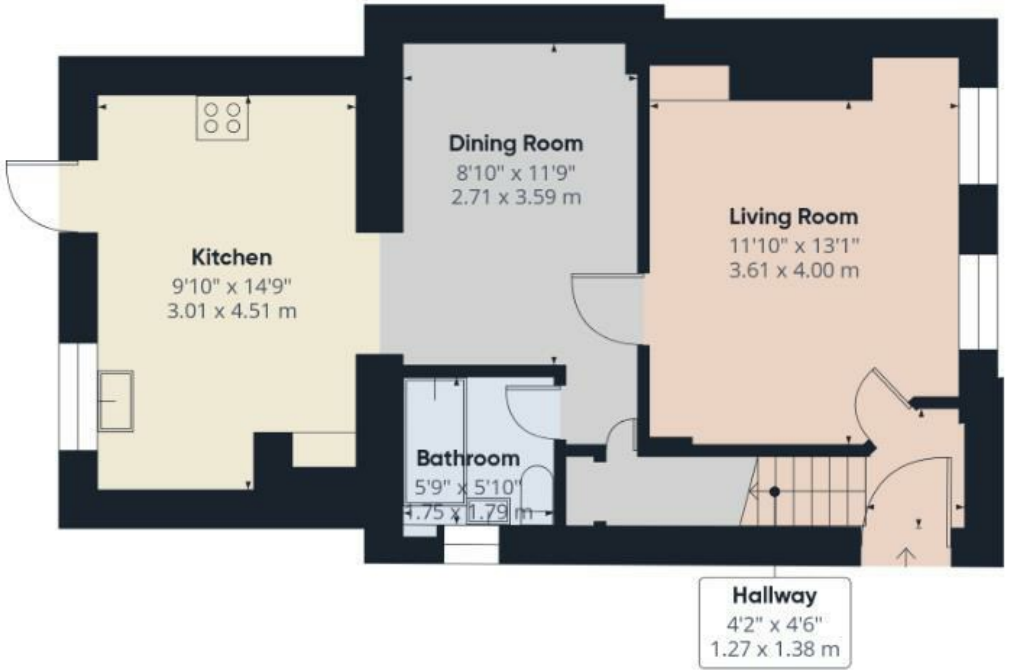
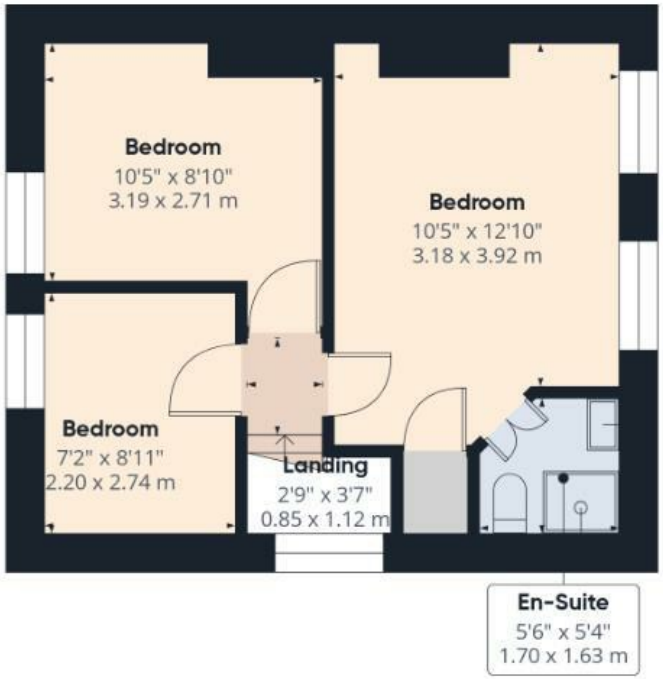


Ground Floor



Floor 1

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Approximate total area(1)

844 ft²

78.4 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.

GIRAFFE360

GROUND FLOOR

ENTANCE VESTIBULE
Approached through double glazed door incorporating radiator.

LIVING ROOM
14'9" x 11'10"
A bright and comfortable front-facing reception room featuring two double-glazed windows to the front elevation and radiator.

UTILITY CUPBOARD
With plumbing for a washing machine and window.

BATHROOM
A contemporary and stylish bathroom fitted with a modern P-shaped panelled bath with shower over, incorporating both a handheld shower attachment and waterfall shower head, together with a glazed shower screen. Further features include a vanity sink unit, WC, double-glazed window and heated towel rail.

DINING AREA
12'0"x 8'11"
A versatile reception space offering excellent flexibility for use as a dedicated dining area or additional sitting/reception space. The room benefits from a radiator.

BREAKFAST KITCHEN
14'11" x 9'11"
Stylish and contemporary fitted base and wall units with Silestone worktop, 4 ring hob with extractor above, eye level integrated microwave, oven and warming drawer. Sink unit, integrated dishwasher, breakfast bar sitting area, radiator, window and double glazed door leading into the garden.

FIRST FLOOR

LANDING
The first-floor landing provides access to all three bedrooms and the en-suite shower room, with a double-glazed window providing natural light and access to loft space.

BEDROOM 1
13'5" x 10'5"
A generous front-facing bedroom incorporating two double-glazed windows to the front elevation, radiator and built-in over-stair storage housing the central heating boiler.

ENSUITE SHOWER ROOM
5'2" x 4'11"
Incorporating vanity sink unit, corner shower unit and WC.

BEDROOM 2
10'7" x 9'5"
A well-proportioned rear-facing second bedroom incorporating a double-glazed window A further versatile bedroom with a double-glazed window overlooking the rear garden and radiator.

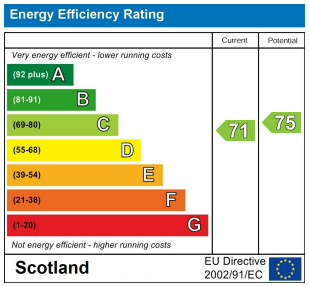
BEDROOM 3
9'1" x 7'3"
A further versatile bedroom with a double-glazed window overlooking the rear garden and radiator

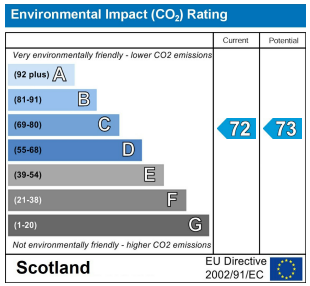
EXTERNALLY
The front, the property benefits from a low-maintenance garden area with mature planting, creating an attractive approach to the property. To the side elevation is a generous driveway providing ample on-site parking. A gate provides convenient access through to the rear garden.

The enclosed rear garden provides a contemporary and versatile outdoor space, ideal for relaxing and entertaining. The garden incorporates artificial lawn, paved patio together with a built-in seating and dining area and a useful outhouse. The enclosed nature of the garden provides an excellent private space for families and outdoor gatherings. Outbuilding with pedestrian access door and lighting and power points.

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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