



Graitney

Gretna, DG16 5AR

Offers Over £110,000



- No Onward Chain
- Ideally Located Close to Gretna Town Centre
- Large Kitchen with Garden Access
- Modern Three-Piece Shower Room
- Off-Street Parking plus Garage

- Link-Semi Detached Bungalow
- Spacious Living Room with Fireplace
- Two Bedrooms, Both with In-Built Wardrobes
- Well-Maintained Rear Garden plus Low-Maintenance Front Garden
- EPC - C

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Offered to the market with no onward chain, this attractive two-bedroom link-semi-detached bungalow enjoys a convenient position close to the heart of Gretna town centre, providing an excellent opportunity for a range of buyers, particularly those seeking comfortable single-storey living. Well-presented throughout, the property offers spacious and practical accommodation, including a generous living room with a feature fireplace and a well-appointed kitchen boasting ample cabinetry, generous worksurface space, a large picture window overlooking the rear garden. Both bedrooms are well-sized, each benefiting from built-in wardrobes, while two additional walk-in hallway cupboards provide excellent storage. The accommodation is completed by a thoughtfully upgraded shower room featuring a contemporary white three-piece suite and an impressive shower enclosure. Externally, the property continues to impress with a well-maintained rear garden, a low-maintenance front garden, off-street parking and a substantial garage. Combining generous accommodation, excellent storage and an enviable location within easy reach of local amenities, this delightful bungalow presents a fantastic opportunity and must be viewed to be fully appreciated.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - B.

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 door to the living room, two bedrooms and shower room, radiator, and two walk-in cupboards.

LIVING ROOM

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

KITCHEN

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric oven, electric hob, extractor unit, space with plumbing for a washing machine, space for a fridge freezer, one and a half bowl sink with mixer tap and draining board, radiator, external door to the rear garden, and a double glazed window to the rear aspect.

BEDROOM ONE

Double glazed window to the rear aspect, radiator, and two in-built wardrobes.

BEDROOM TWO

Double glazed window to the front aspect, radiator, and an in-built wardrobe.

SHOWER ROOM

Three piece suite comprising a WC, vanity unit with inset was basin, and a walk-in shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Fully-boarded walls, chrome towel radiator, recessed lighting, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a generous gravelled garden, alongside a concrete driveway allowing off-street parking for one vehicle. Access from the driveway into the garage.

Rear Garden:

To the rear of the property is an enclosed and

well-maintained garden, featuring a neat lawn with borders, gravelled areas, and a paved patio. Additionally, the rear garden includes an external cold water tap, pedestrian gate to the rear, and an access door to the garage.

GARAGE

Manual up-and-over garage door, pedestrian access door, single glazed window, power sockets, lighting, and a wall-mounted gas boiler.

WHAT3WORDS:

For the location of this property, please visit the [What 3 Words App](#) and enter - [///cracks.plotter.drivers](https://cracks.plotter.drivers)

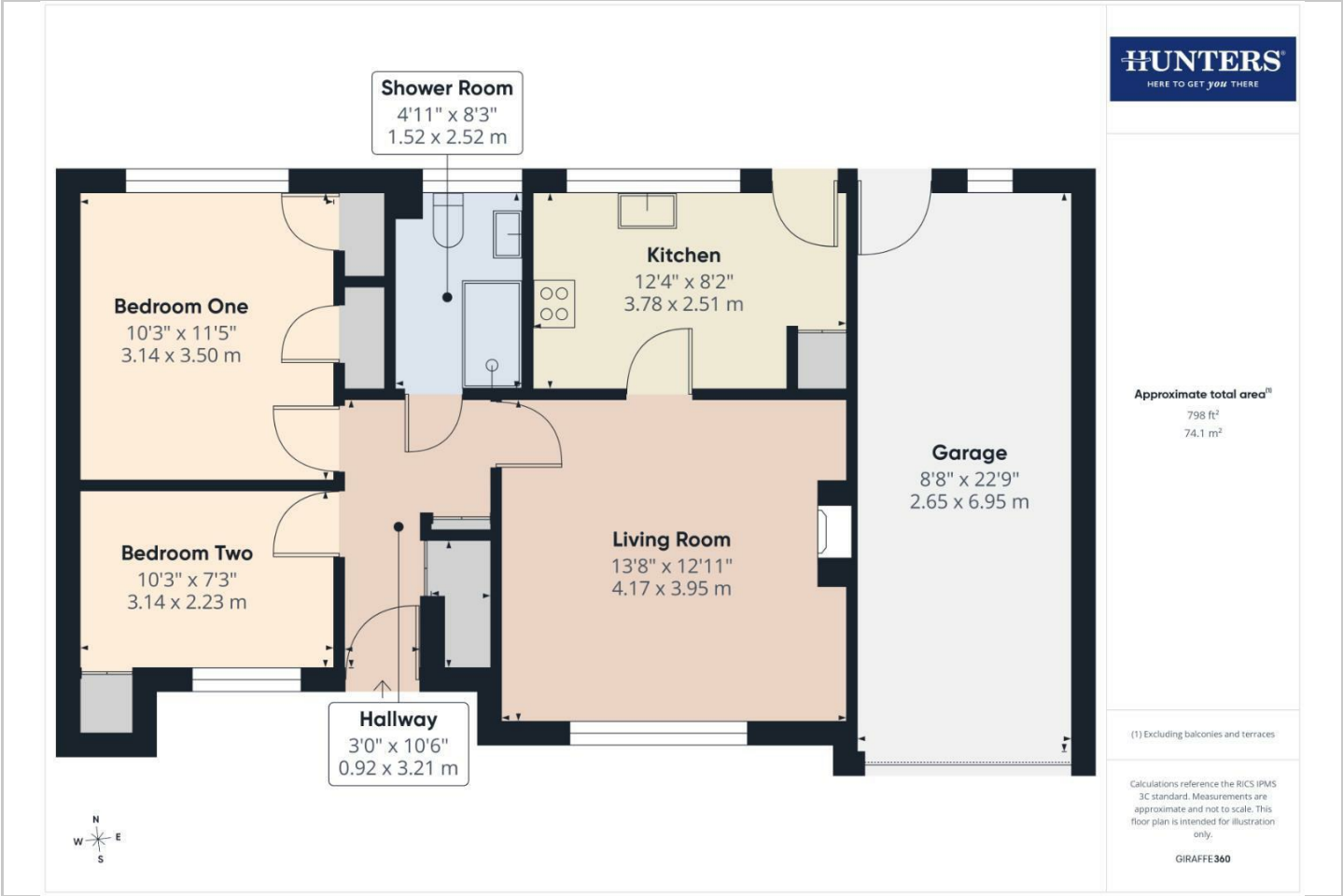
AML DISCLOSURE:

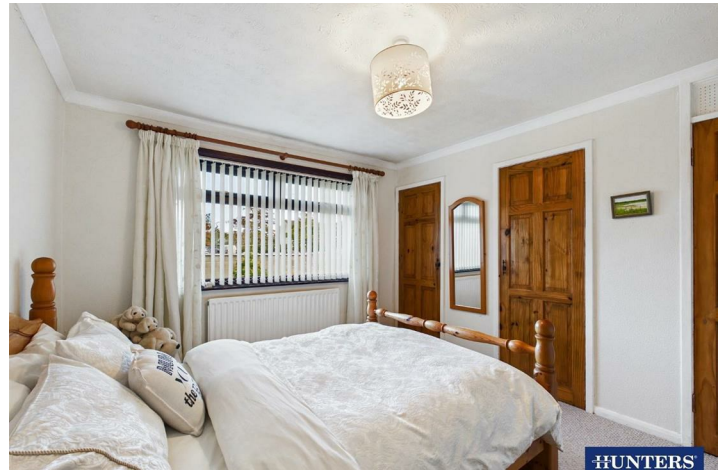
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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

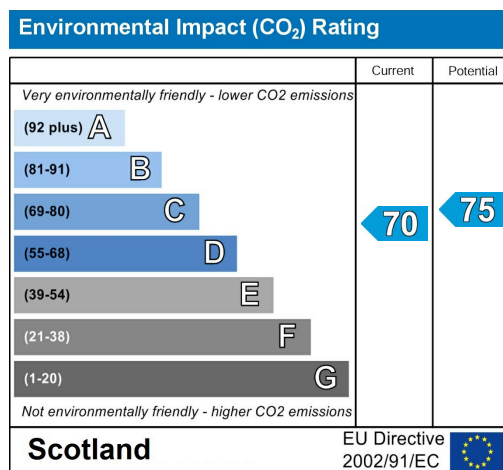
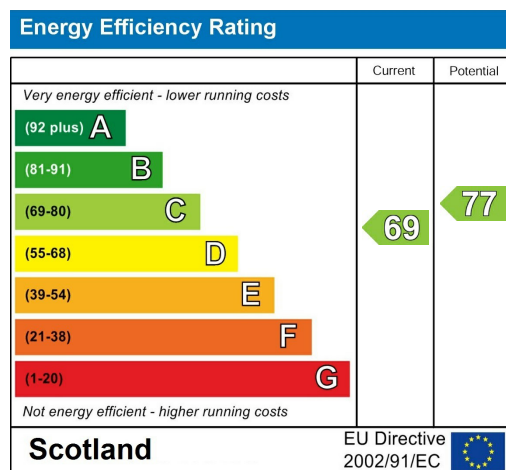






HUNTERS

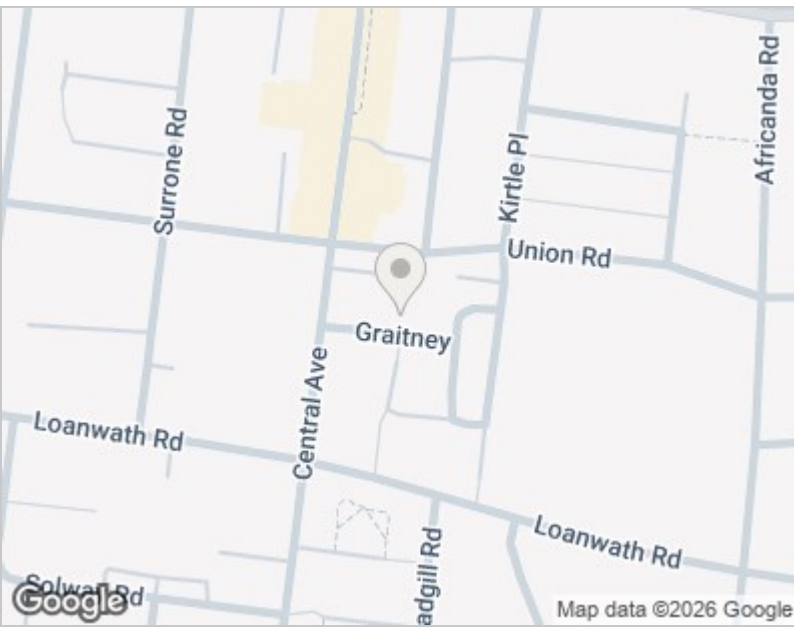
Energy Efficiency Graph



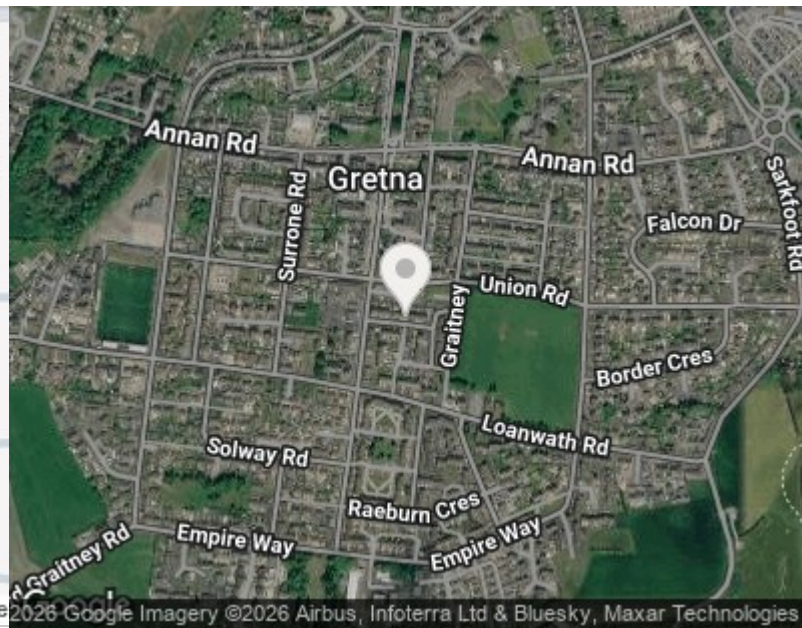
Viewing

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





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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