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The Old Bakery

Gretna, DG16 5FZ

Offers Over £275,000

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- Spacious Detached Bungalow
- Peaceful and Popular Area of Gretna
- Dining Kitchen with Central Island and Patio Doors to the Rear Garden
- Four-Piece Family Bathroom
- Off-Street Parking and an Attached Single Garage
- Lovingly Maintained and Very Well Presented
- Spacious Living Room with Large Front-Aspect Window
- Three Bedrooms, Two with Built-In Wardrobes
- Generous Gardens to the Front and Rear
- EPC - C

Tel: 01387 245898

The Old Bakery

Gretna, DG16 5FZ

Offers Over £275,000

Set within the peaceful and sought-after Old Bakery area of Gretna, this attractive three-bedroom detached bungalow offers beautifully maintained, well-presented accommodation ideally suited to those seeking a comfortable, easy-living home. The property is ready to move into and enjoy, while still offering scope for the next owner to introduce their own style over time. Inside, the accommodation is bright, spacious and well balanced, with a welcoming living room centred around a large front-aspect window that fills the room with natural light. The dining kitchen provides a practical and sociable heart of the home, complete with a central island and patio doors opening directly onto the rear garden, along with a handy adjoining utility room. There are three well-proportioned bedrooms, two with built-in wardrobes, together with a four-piece family bathroom. Outside, the bungalow enjoys lovely gardens to both the front and rear, along with off-street parking and an attached single garage, creating a highly appealing home in a quiet and popular Gretna location. Contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:
Gas Central Heating and Double Glazing Throughout.
EPC - C and Council Tax Band - E.

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:

HALLWAY
Entrance door from the front, internal doors to the living room, dining kitchen, three bedrooms and family bathroom, radiator, loft-access point, built-in cupboard with lighting and consumer unit internally, and an additional cupboard with water cylinder and shelving internally. We have been advised the loft includes a pull-down ladder, part-boarding and lighting internally.

LIVING ROOM
Double glazed window to the front aspect, and two radiators.

DINING KITCHEN
Fitted kitchen with central island and breakfast bar peninsula, comprising a range of base, wall, drawer and display units with matching worksurfaces and splashbacks above. Integrated eye-level electric NEFF oven, electric NEFF hob, extractor unit, integrated NEFF microwave, integrated NEFF dishwasher, integrated under-counter fridge, under-counter lighting, one bowl stainless steel sink with mixer tap, radiator, internal door to the utility room, double glazed window to the rear aspect, and double glazed patio doors to the rear garden.

UTILITY ROOM
Fitted base unit with matching worksurface and splashback above. Space with plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, one bowl stainless steel sink with mixer tap, extractor fan, fitted cupboard with wall-mounted gas boiler internally, loft-access point, internal door to the garage, double glazed window to the rear aspect, and an external door to the rear garden.

BEDROOM ONE
Double glazed window to the front aspect, radiator, and a built-in wardrobe with double sliding doors.

BEDROOM TWO
Double glazed window to the rear aspect, radiator, and a built-in wardrobe with double sliding doors.

BEDROOM THREE
Double glazed window to the rear aspect, and a radiator.

BATHROOM
Comprising a vanity unit with WC and part-recessed wash basin, bathtub with hand shower attachment, and a shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Part-tiled walls, recessed lighting, extractor fan, radiator, and an obscured double glazed window.

EXTERNAL:
Front Garden & Parking:
To the front of the property is a generous lawned garden, alongside a tarmac driveway allowing off-street parking. The driveway allows access into the attached garage, along with pathways and gates to both sides of the property allowing access to the rear garden.
Rear Garden:
To the rear of the property is a large enclosed garden, benefitting a neat lawn, large shillied area, and a generous patio accessible from the dining kitchen. Additionally, the rear garden benefits from ramped access into the utility room, a metal garden store, and an external cold-water tap on the rear elevation.

GARAGE
Manual up-and-over garage door, pedestrian access door from the utility room, power sockets, and lighting.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///trunk.salary.songs

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

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HERE TO GET you THERE
Utility Room
14'3" x 5'5"
4.36 x 1.66 m
Dining Kitchen
17'7" x 14'5"
5.37 x 4.42 m
Bedroom Three
8'5" x 10'8"
2.57 x 3.26 m
Bedroom Two
12'3" x 8'4"
3.74 x 2.56 m
Hallway
Bathroom
8'8" x 6'8"
2.64 x 2.05 m
Garage
13'10" x 15'6"
4.23 x 4.75 m
Living Room
17'8" x 14'10"
5.39 x 4.53 m
Bedroom One
13'8" x 11'1"
4.19 x 3.39 m
Approximate total area(1)
1393 ft²
129.3 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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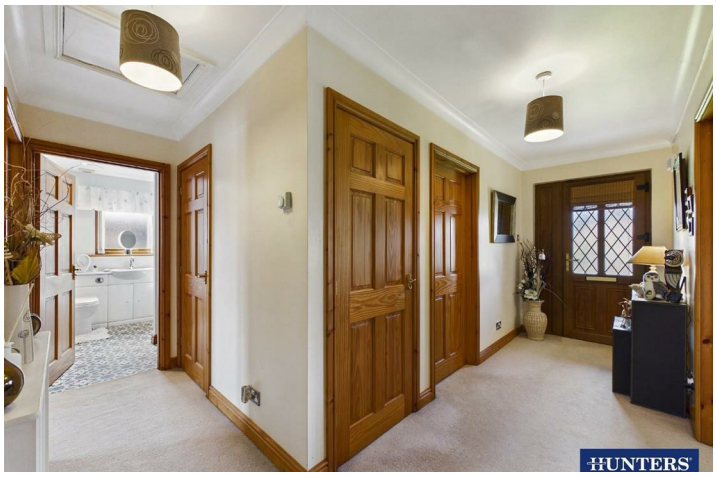
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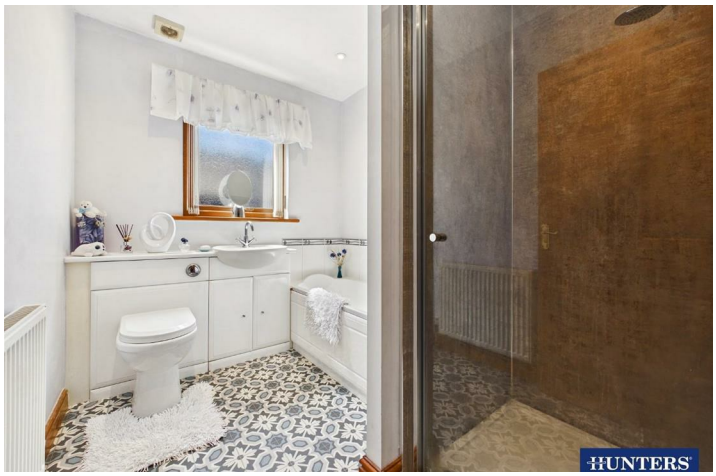
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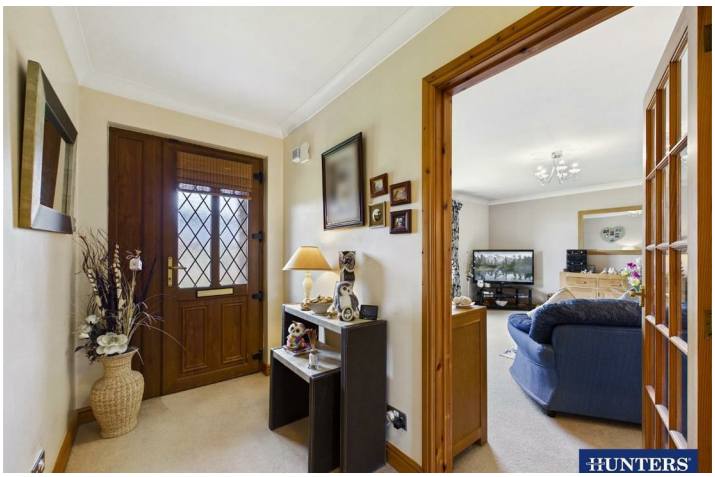
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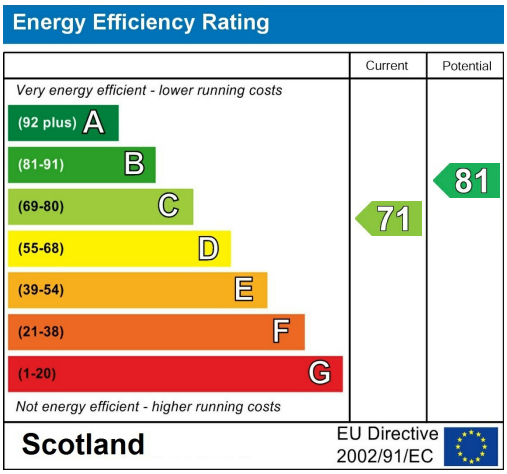
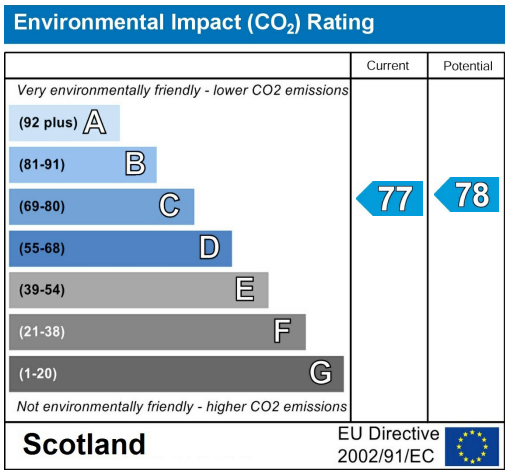
Energy Efficiency Graph





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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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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The Property Ombudsman