



Dominion Road

Gretna, DG16 5BL

Offers Over £135,000



- Boasting a Lovely Corner Plot with view towards the Solway,
- 2 Double Bedrooms, Shower Room,
- Dual Aspect Living Room,
- Low Maintainace Front, Side and Rear Garden,
- Viewing is Highly Recommended,
- Modernised and Move in Condition Detached Bungalow,
- Contemporary Breakfast Kitchen with Appliances,
- Air Heat Souch Pump, Solar Panels,
- Gated Driveway, No Onward Chain,
- Energy Rating - D

Dominion Road

Gretna, DG16 5BL

Offers Over £135,000



Property launch on Thursday 23rd April between 11am and 12noon, please contact Hunters to schedule your private viewing.

This beautifully modernised detached bungalow offers immaculate, walk-in condition accommodation throughout, Situated in a peaceful, tranquil and sought-after area of Gretna. This charming home offers spacious and light-filled accommodation, ideal for those seeking single-level living with comfort and style. An early viewing is absolutely essential to appreciate the accommodation, location and setting of this stunning bungalow has to offer.

The accommodation, which has air heat source pump, solar panels and double glazing, briefly comprises an entrance hallway, living room, breakfast kitchen, two bedrooms and bathroom. internally. Externally, the bungalow benefits from onsite driveway with gated access, well established and low maintenance gardens wo the front side and rear. EPC - D and Council Tax Band - B.

Located moments away from Gretna town centre, the convenience of this properties location is perfect. Within walking distance you can access central Gretna, which boasts a wealth of amenities including convenience stores, bakers, butchers and hairdressing salons. Access to the A74(M) and the A75 within minutes which provide access toward South West & Central Scotland with further access toward England and the Lake District National Park within 1 hours drive South.

Entrance Hall

Approached through double glaze door incorporating built-in cupboard housing the water tank, meter cupboard, and radiator.

Bedroom 1

Front facing bedroom incorporating double glazed window, recessed lighting and radiator. Wall mounted electric feature fire with television bracket above providing versatility to use this bedroom as an additional reception space.

Bedroom 2

Near facing bedroom incorporate double glazed window, built-in wardrobes with sliding doors providing a built-in wardrobes with sliding doors providing a wealth of storage, recessed lighting and radiator.

Shower room

Contemporary in design incorporating walking shower enclosure with electric shower, floating vanity sink unit with storage below, WC, window and and wall tiling.

Living room

Dual aspect reception room with double glazed window to the front and side elevation providing lovely views over the garden and far reaching views to the coastline. Incorporating feature electric fire, recessed lighting and two radiators.

Kitchen

Contemporary and style fitted kitchen with complementary works are for over gas hob with extractor unit above, eye level double oven, integrated washing machine, integrated fridge and freezer, sink unit, breakfast bar sitting area. Radiator and recessed ceiling lighting. Double glazed window to the side elevation with double glazed window and door leading into the rear garden.

Externally

The property is benefiting from a low maintenance, fence enclosed garden with onsite driveway approached through gated vehicular access and with an additional pedestrian access gate. To the rear of the property is an enclosed garden with pergola sitting area.

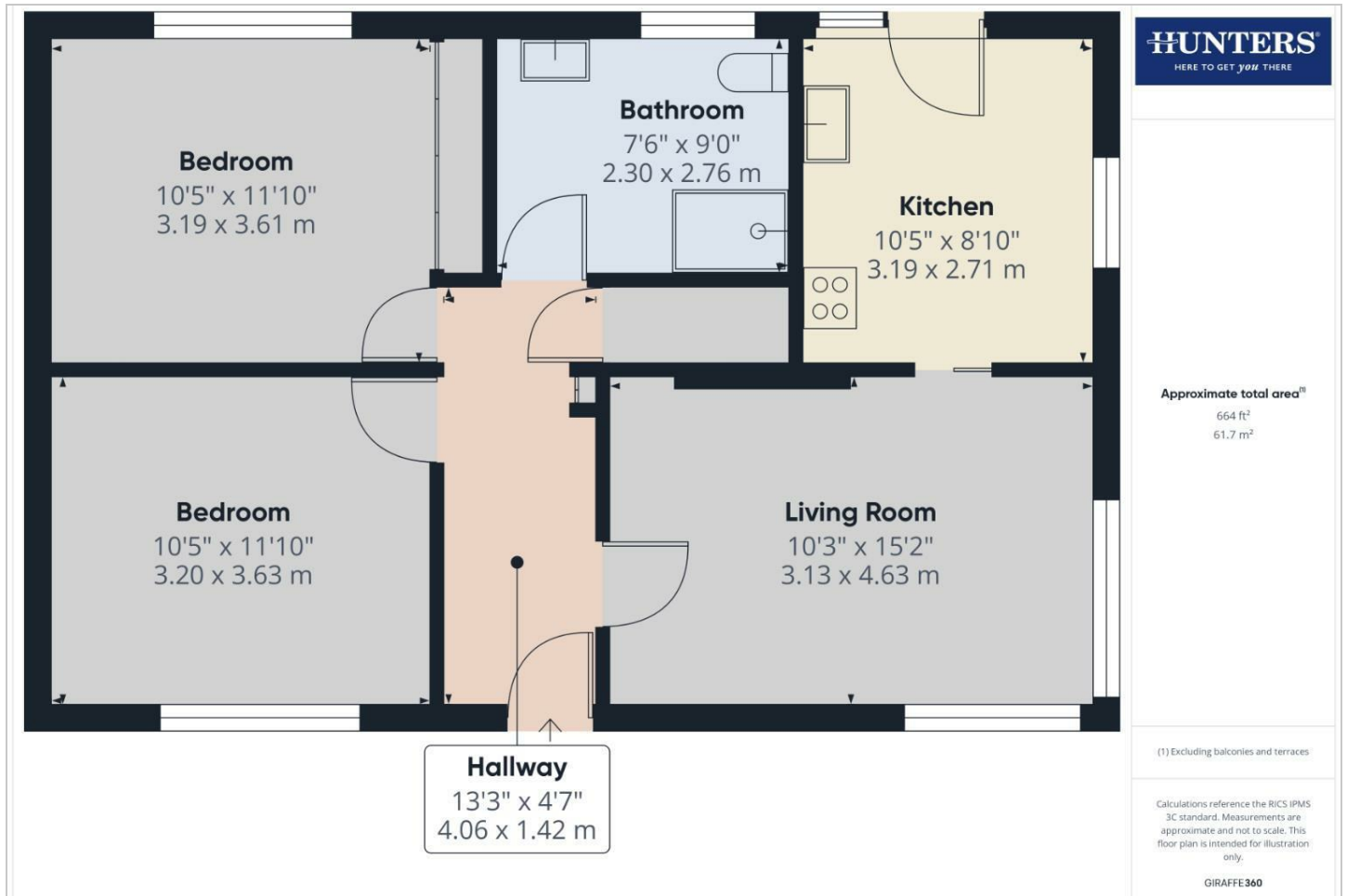
Aml Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (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







Please contact our Hunters 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.

Bridgend High St, Dumfries, Annan, DG12 6AG
Tel: 01387 245898 Email: annan@hunters.com
www.hunters.com

