

# HUNTERS<sup>®</sup>

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## Kirtle Place

Gretna, DG16 5DE

Offers Over £110,000



Council Tax:



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# 1b Kirtle Place

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Offers Over £110,000



## GROUND FLOOR:

### HALLWAY

Approached through double glazed door with double glazed side window, incorporating understairs storage area.

### BEDROOM 3/RECEPTION ROOM

Front facing ground floor bedroom or reception room with window to the front elevation incorporating radiator.

### FAMILY, DINING AND KITCHEN

Open plan rear facing reception and kitchen area with fitted base and wall units with complimentary work surface over, 4 ring electric with electric oven below, space for a fridge freezer and plumbing for washing machine. Radiator, window to the rear elevation, double glazed door with side window,

## FIRST FLOOR:

### LANDING

### BEDROOM ONE

Front facing bedroom with two double glazed windows, radiator and overstairs storage cupboard.

### BEDROOM TWO

Rear facing bedroom incorporating window to the rear elevation and radiator.

### BATHROOM

Incorporating 3 piece suite comprising panelled bath with shower over, pedestal wash hand basin, low-level WC, window and heated towel rail.

## EXTERNAL:

To the front of the property is approached through gated access with fence enclosure with pedestrian pathway. To the rear of the property is a fence enclosed shilled garden with pedestrian access and pathway.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - picnic.terminal.tenses

## 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.



## Road Map



## Hybrid Map



## Terrain Map



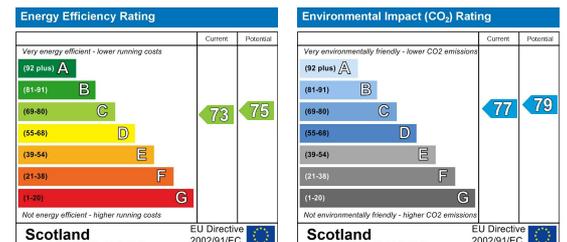
## Floor Plan



## Viewing

Please contact our Hunters Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.