HUNTERS®

HERE TO GET *you* THERE



Gretna Green

Gretna, DG16 5HG

Offers Over £195,000

3 2 1 C

Council Tax: C





Stoneybridge Cottage Gretna Green

Gretna, DG16 5HG

Offers Over £195,000







GROUND FLOOR:

PORCH
Entrance door from the front, internal door to the hallway, tiled flooring, and two double glazed windows to the front aspect.

HALLWAY
Internal doors to the living room and hall, radiator, stairs to the first floor landing, and a built-in cupboard which includes motion-sensor lighting and the heat-pump cylinder internally.

LIVING ROOM
Double glazed window to the front aspect, radiator, and a decorative fireplace.

HALL
Internal doors to bedroom three, kitchen and bathroom, external door to the rear garden, and a radiator.

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

KITCHEN
Modern fitted kitchen comprising base, wall and drawer units with worksurfaces, upstands and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, integrated fridge freezer, integrated dishwasher, space with plumbing for a washing machine, space for a tumble dryer, one bowl stainless steel sink with mixer tap, radiator, and two double glazed windows to the rear aspect.

BATHROOM
Three piece suite comprising a WC, vanity unit with inset wash basin, and a bath with mains shower over. Part-tiled walls, radiator, extractor fan, and a double glazed window to the rear aspect.

FIRST FLOOR:

LANDING
Stairs up from the ground floor hallway, internal doors to bedroom one, bedroom two and bathroom, skylight window, and a built-in cupboard which includes the solar-panel inverter internally.

BEDROOM ONE
Double glazed window to the front aspect, and a radiator.

BEDROOM TWO
Double glazed window to the front aspect, and a radiator.

BATHROOM
Three piece suite comprising a WC, vanity unit with inset wash basin, and a bath with electric shower over. Part-tiled walls, radiator, extractor fan, and an obscured double glazed window.

EXTERNAL:
Driveway:
To the front of the property is a tarmac driveway allowing off-road parking for three vehicles. Access from the driveway into the porch, along with vehicular access down the side of the property to the shared rear courtyard.
Rear Garden:
To the rear of the property is a small gravelled

garden area, ideal for outdoor seating, pots and planters. Additionally, the rear garden includes the air-source heat pump unit, and an external cold water tap. A gate allows access to the shared rear courtyard.
Shared Rear Courtyard:
The courtyard is shared between three properties and provides access into the detached garage/outbuilding.

GARAGE/OUTBUILDING

To the ground floor of this building is a garage, which includes double barn-style doors, along with a separate store room which includes a pedestrian access door. Positioned on the side of the building are some external stone steps, which allow access to the first floor. The first floor includes one large room with window.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - ///supposes.crisps.indulgent

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.

FURTHER INFORMATION

We would like to inform interested buyers the enclosed garden area shown forms part of the communal garden area. This is not formalised in the title.

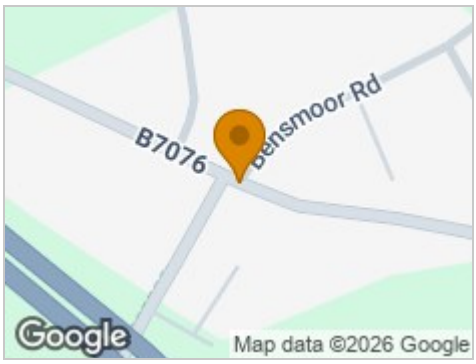








Road Map



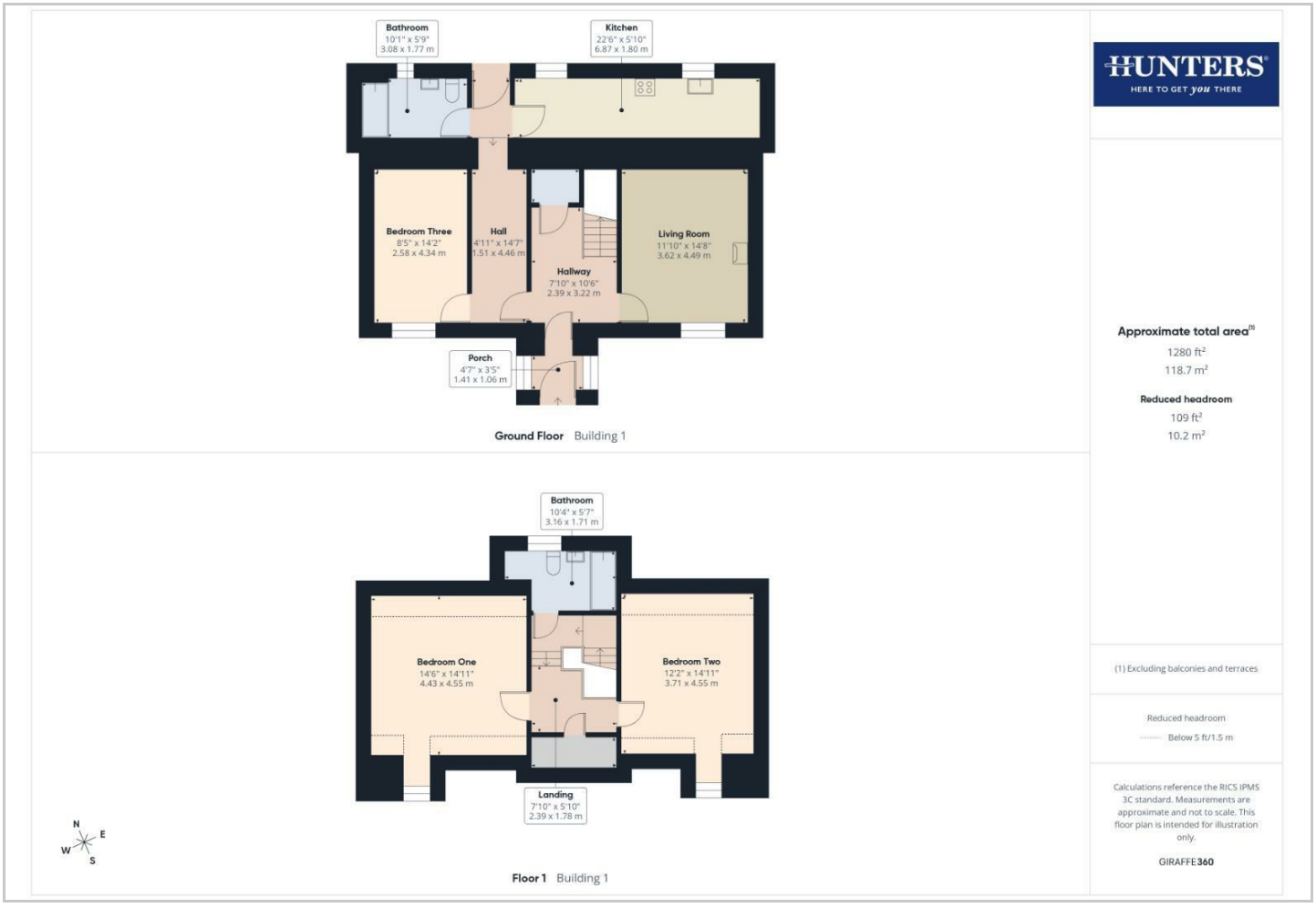
Hybrid Map



Terrain Map



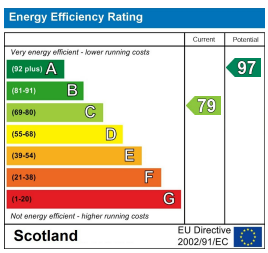
Floor Plan

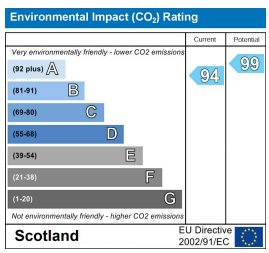


Viewing

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.

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