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6 Kirtle Place, Gretna, DG16 5DE

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Offers Over £75,000

Excellent refurbishment opportunity situated in the heart of Gretna. This mid-terraced house occupies a popular residential position, conveniently located for local amenities, schools and transport links. The property offers well-proportioned accommodation over two levels and provides considerable scope for the new owner to undertake a comprehensive programme of modernisation and refurbishment, creating a home to their own taste and specification. Externally, the property benefits from enclosed front shillied garden, to the rear is a lawned garden wiht paved sitting area. A viewing is imperative to appreciate. No Onward Chain.

The deceptively spacious accommodation briefly comprises of Entrance Hallway, Living/Dining Room, Potential Kitchen, 3 Bedrooms and First Floor Shower Room. Energy Rating - F 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.

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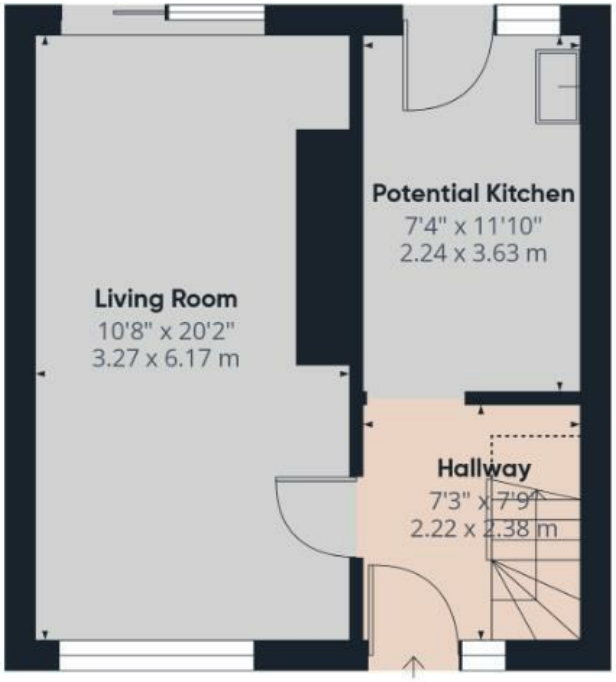
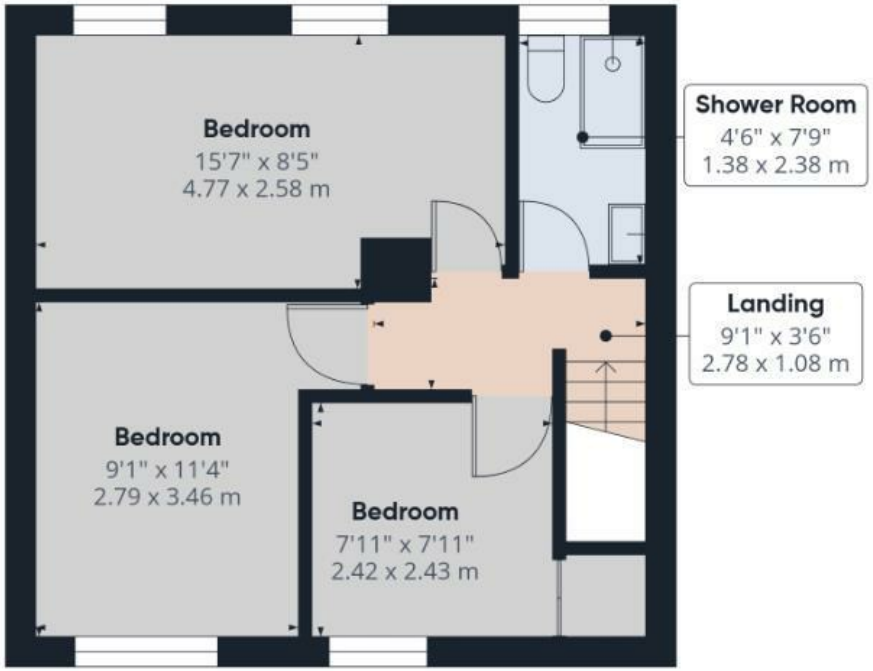


Ground Floor



Floor 1

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Approximate total area(1)

730 ft²

67.7 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Entrance Hall
Accessed via a double-glazed entrance door with side panel. Provides access to the main accommodation and under-stair storage.

Living and Dining Room
Dual aspect reception room with double-glazed window to the front and patio doors opening onto the rear garden. Features include an exposed fireplace and built-in cupboard housing the water tank.

Potential Kitchen
Rear-facing kitchen with garden outlook and external door providing direct access. Fitted with a base unit with sink above offering excellent potential for modernisation and replacement.

Landing
Providing access to all three bedrooms and the shower room.

Bedroom 1
Rear facing bedroom with two double-glazed windows.

Bedroom 2
Front-facing bedroom with double-glazed window.

Bedroom 3
Front-facing bedroom with double-glazed window.

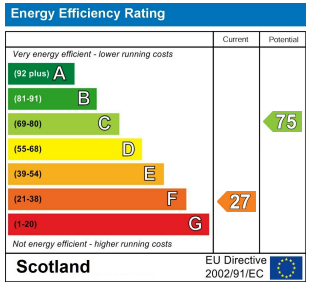
Shower Room
Comprising electric shower, WC and vanity wash hand basin, together with a double-glazed window. Requiring modernisation.

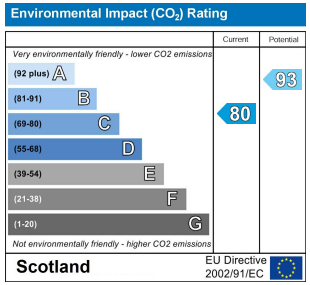
Externally
Enclosed front and rear gardens. The rear garden features lawn, paved pathway and seating area, with gated pedestrian access. Shared covered side access leads to the front of the property.

Home Report
This property Home Report is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact the office directly.

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.

Further Information
We would like advise prospective buyers some lenders may be unwilling to grant funds due to the current condition of the property.





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. 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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