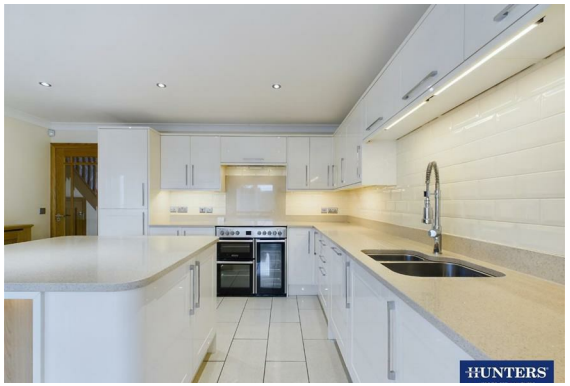

Empire Park, , Gretna, DG16 5FE

- High Specification Detached Family Home
- Part-Furnished Accommodation
- Kitchen with Integrated Appliances, Island and Utility Room
- Luxurious Bathroom & Downstairs WC/Cloakroom
- Off Road Parking, Double Gated Driveway, Detached Garage with Shower Room
- Beautifully Presented Throughout
- Two Reception Rooms & Sun Room with Patio Doors
- Four Double Bedrooms (Master En-Suite)
- Low-Maintenance Gardens to the Front & Rear
- EPC - TBC

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£1,350 Per Calendar Month, Deposit £1730

Empire Park, , Gretna, DG16 5FE

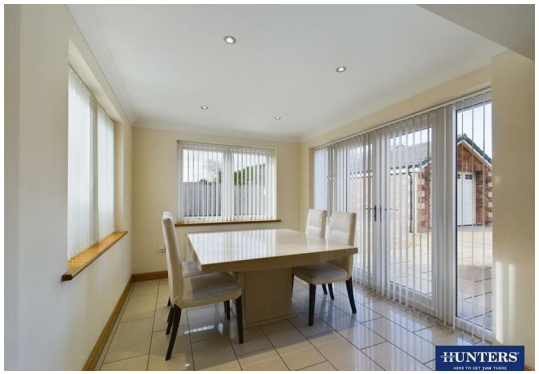
DESCRIPTION

This high-specification and beautifully presented detached family home is located on a modern development on the outskirts of Gretna town centre and offers an excellent amount of space for living and entertaining. The part-furnished property boasts two receptions, spacious kitchen with sunroom, four double bedrooms and luxurious en-suite and family bathroom. Outside is equally as impressive, off-road parking for multiple vehicles with double gates, detached garage and low-maintenance gardens. A viewing is imperative to appreciate the specification, space and location.

Preferred No Pets & No Smokers.
Deposit £1730
Landlord Registration number: 518697/170/21022
Hunters Registration number: LARN2102002

The accommodation, which has gas central heating and double glazing throughout, briefly comprises: hallway, living room, sitting room, kitchen, sunroom, utility room and WC/cloakroom to the ground floor with a landing, four double bedrooms, master en-suite and family bathroom on the first floor. Externally, there are low-maintenance gardens to the front and rear, ample off road parking and a detached garage. EPC - B and Council Tax Band - F.

Located close to 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 hour drive South.



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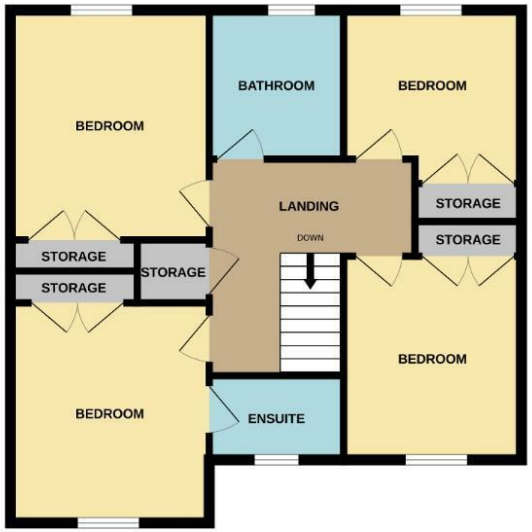
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

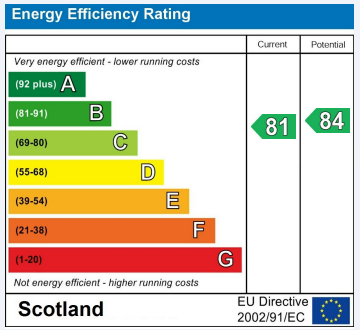
Please contact annan@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

The Property Ombudsman

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