



Rosomond Court

Gretna, DG16 5JY

Offers Over £110,000



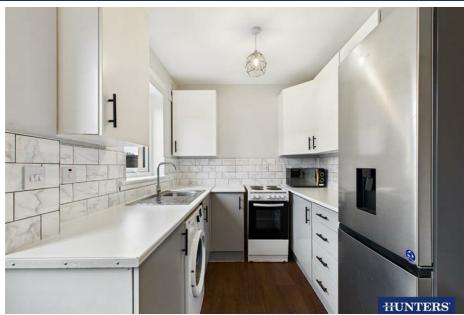
- No Onward Chain
- Semi-Detached Home in a Popular Area of Gretna
- Spacious Living Room with Electric Fire
- Two Double Bedrooms & Large Shower Room
- Gas Central Heating & Double Glazing Throughout

- Excellent Condition Throughout
- Ideal for First-Time Buyers, Investment Landlords and Downsizers
- Dining Kitchen with Rear Garden Access
- Enclosed Gardens plus Parking for One Vehicle
- EPC - C

Rosomond Court

Gretna, DG16 5JY

Offers Over £110,000



Offered to the market in excellent condition and with no onward chain, this well-presented two-bedroom semi-detached home is ideally situated within a popular area of Gretna. Internally, the property offers a spacious living room featuring an electric fire, a generous dining kitchen well suited to everyday living, two well-proportioned double bedrooms, and a large family shower room. The layout is practical and well balanced, with excellent internal storage options, while externally the property benefits from easy-maintenance gardens and a dedicated parking area. An ideal purchase for first-time buyers, investment landlords, or those looking to downsize, this attractive home combines comfort, convenience, and location. A viewing is highly recommended to fully appreciate the space, condition, and setting on offer.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C 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.

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal door to the living room, and a walk-in cupboard.

LIVING ROOM

Double glazed window to the front aspect, radiator, fireplace with electric fire, stairs up to the first floor landing, and an internal door to the dining kitchen.

DINING KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, space for a fridge freezer, space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, walk-in under stairs cupboard with lighting internally, radiator, external door to the rear garden, and a double glazed window to the rear aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor living room, internal doors to two bedrooms and shower room, and a loft-access point.

BEDROOM ONE

Double glazed window to the front aspect, radiator, and a built-in cupboard with wall-mounted gas boiler internally.

BEDROOM TWO

Double glazed window to the rear aspect, radiator, built-in wardrobe with double bi-folding doors, and an additional built-in cupboard.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and a corner shower enclosure with mains shower unit. Part-boarded walls, chrome towel radiator, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a small enclosed lawned garden, with access gate to the rear, along with a paved area for parking one vehicle.

Rear Garden:

To the rear of the property is an enclosed low-maintenance garden with paved seating area, timber garden shed, and an external cold water tap.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - showrooms.twists.extreme

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

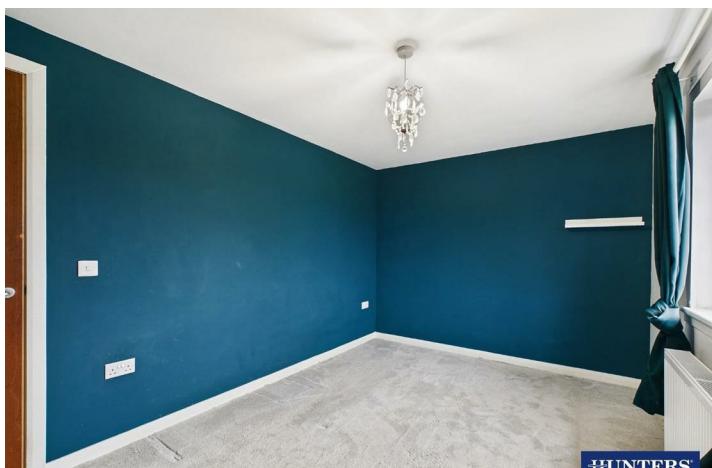




HUNTERS



HUNTERS



HUNTERS



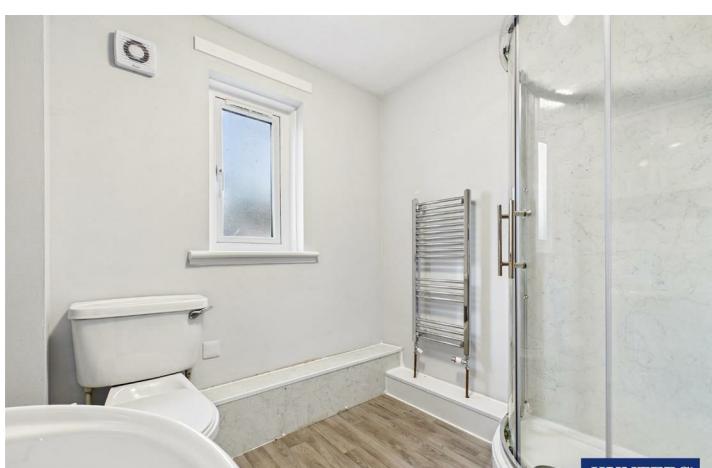
HUNTERS



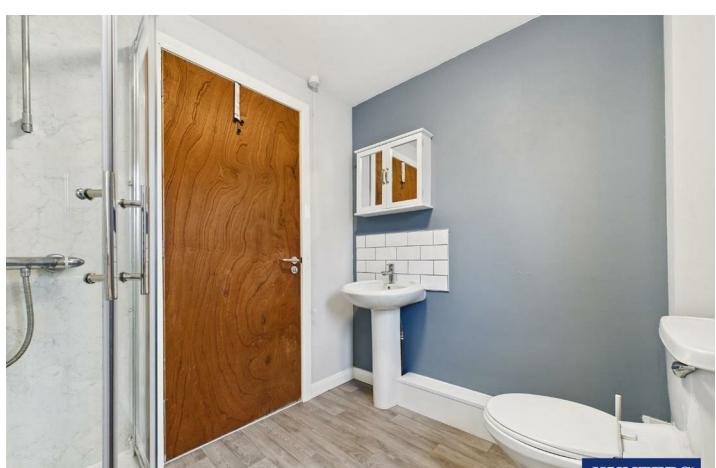
HUNTERS



HUNTERS



HUNTERS

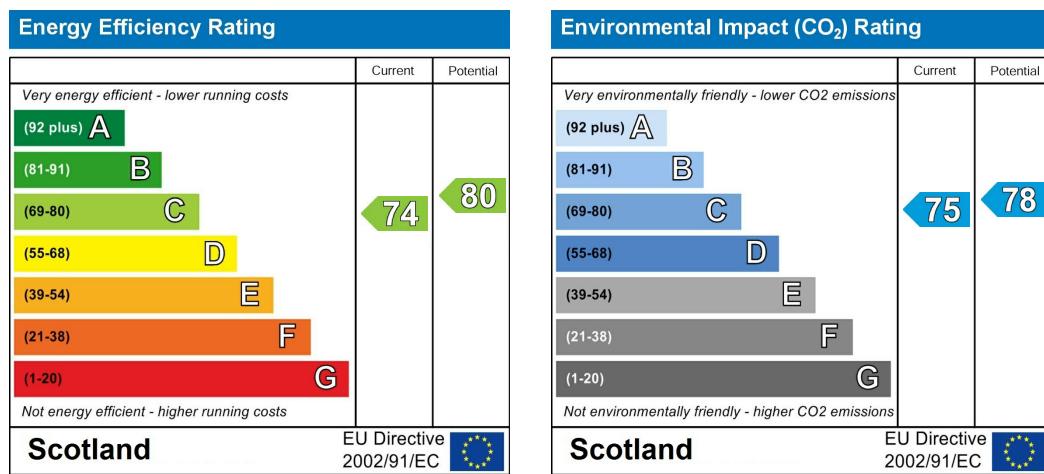


HUNTERS

Tel: 01387 245898



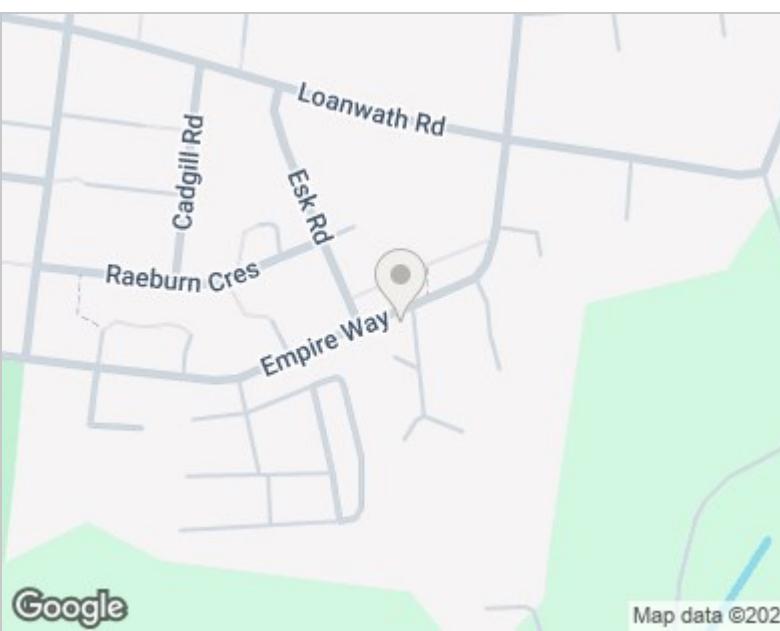
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Lettings Office on 01228 580913 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



HUNTERS
HERE TO GET *you* THERE

Tel: 01387 245898



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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 580913 Email: carlisle.lettings@hunters.com
<https://www.hunters.com>

