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16 Nutberry Place, Gretna, DG16 5AY

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Offers Over £120,000

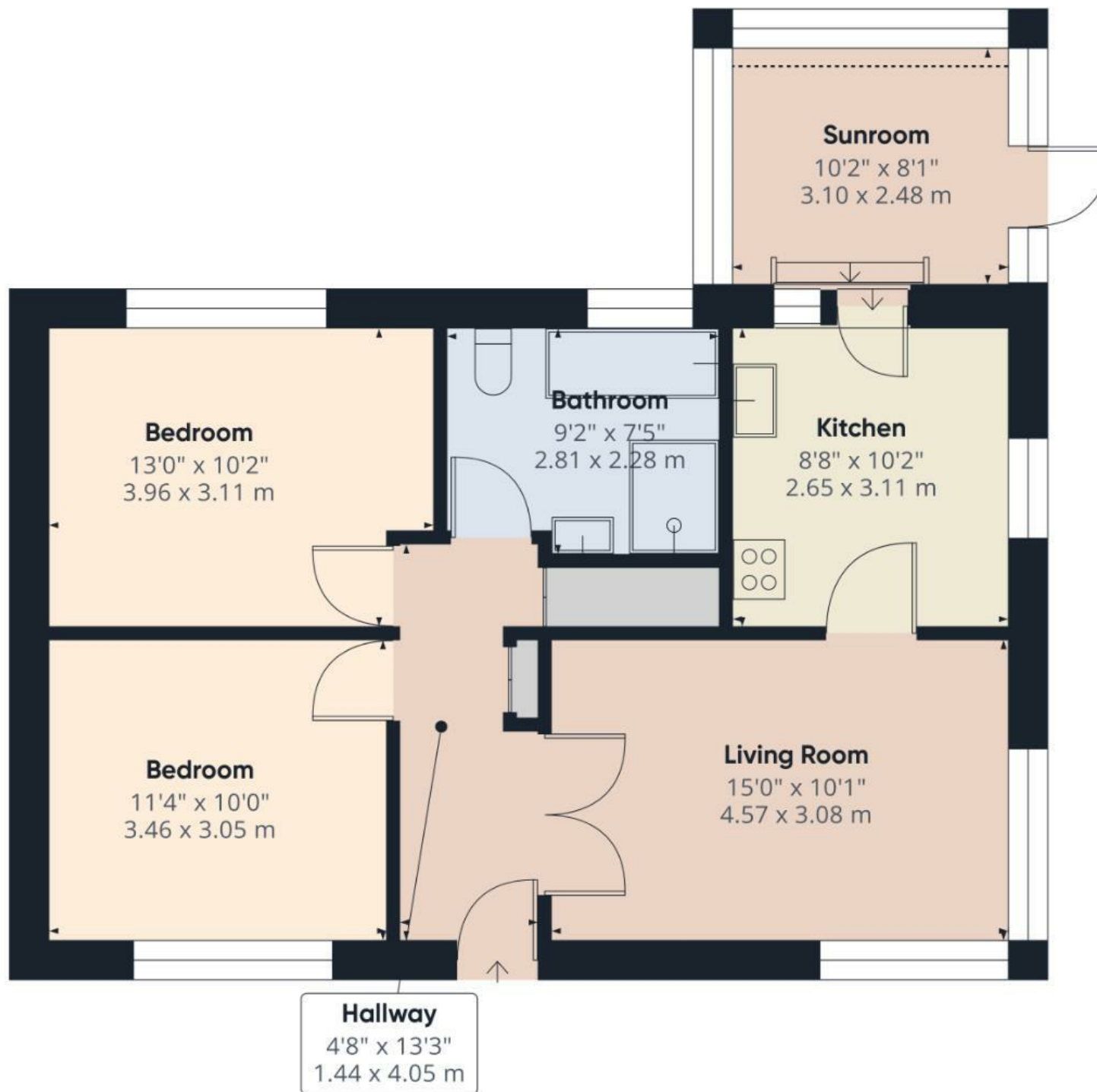
Property launch on Friday 4th July between 10:30 - 12:00, please contact Hunters to schedule your private viewing.

This beautifully modernised detached bungalow offers immaculate, walk-in condition accommodation throughout, Situated in a peaceful, tranquil and sought-after area of Gretna. This charming home offers spacious and light-filled accommodation, ideal for those seeking single-level living with comfort and style. An early viewing is absolutely essential to appreciate the accommodation, location and setting of this stunning bungalow has to offer.

The accommodation, which has central heating and double glazing throughout, briefly comprises an entrance hallway, living room, kitchen, porch, two bedrooms and bathroom. internally. Externally, the landscaped gardens are a true highlight; beautifully established and maintained offering colour, and serenity throughout the seasons. EPC - D and Council Tax Band - B.

Located moments away from 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 hours drive South.

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Approximate total area⁽¹⁾

709 ft²

65.9 m²

Reduced headroom

6 ft²

0.5 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.

GIRAFFE 360

Entrance Hallway

Approached through double glazed door incorporating airing cupboard housing the central heating boiler, meter cupboard, loft access with pull down ladder.

Living Room

Dual aspect reception room with double glazed window to the front and side elevation, incorporating radiator and electric feature fireplace.

Kitchen

Incorporating fitted base and wall units with complimentary work surface over, freestanding cooker with chimney hood extractor above, under counter fridge and freezer, plumbing for an automatic washing machine, integrated dishwasher, sink unit, double glazed window to the side elevation and plinth heater.

Porch

Glazed porch overlooking the garden providing a lovely, tranquil sitting area.

Bedroom

Front facing bedroom incorporating double glazed window and radiator.

Bedroom

Rear facing bedroom with double glazed window overlooking the rear garden, incorporating freestanding wardrobe with mirrored doors and radiator.

Bathroom

Incorporating a four piece suite comprising of mains shower cubicle, panelled bath, vanity sink unit, WC, double glazed window, extractor fan and radiator.

Externally

To the front elevation of the property is a beautifully established garden with laid lawn, mature shrubbery and shillied sitting area. To the side of the property is gated pedestrian access leading into the rear garden. The rear garden is boasting a haven for relaxation truly providing something for everyone, with laid lawn, mature shrubbery and flowers, a designated area for homegrown produce with the benefit of 2 garden sheds and greenhouse.


AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (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

This properties Home Report 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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.

