



HUNTERS®

Africanda Road

Gretna, DG16 5BZ

Offers Over £160,000



- No Onward Chain
- Excellent Presentation Throughout
- Modern Kitchen with Adjoining Side Porch
- Contemporary Family Bathroom
- Double Gated Driveway & Detached Garage

- Semi-Detached House with Play Field Views
- Open-Plan Living & Dining Room
- Three Good-Sized Bedrooms
- Front & Rear Gardens with Excellent Scope to Landscape/Improve
- EPC - D

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Property launch on Friday 1st August between 1:45pm and 2:45pm, please contact Hunters to schedule your private viewing.

NO CHAIN – Rarely do opportunities arise to purchase a property in central Gretna enjoying uninterrupted views over the play fields. This three-bedroom semi-detached house is in excellent order throughout, allowing the new owners to move straight in and put their feet up. Appealing to first-time buyers, families, and downsizers alike, the home boasts an open-plan living and dining room, a modern kitchen, three good-sized bedrooms, and a contemporary family bathroom. Externally, there are gardens to the front and rear, ample off-street parking, and a detached garage. There is excellent scope to landscape further and truly make this house your home. A viewing is imperative to fully appreciate the location, outlook, and condition of this excellent home.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, living room, dining room, kitchen and side porch to the ground floor with a landing, three bedrooms and bathroom to the first floor. Externally there is off-street parking, detached garage and gardens to the front and rear. EPC - D and Council Tax Band - D.

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.

Tel: 01387 245898

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal door to the living room, radiator and stairs to the first floor landing.

LIVING ROOM

Double glazed window to the front aspect, radiator, electric fire and an opening to the dining room.

DINING ROOM

Double glazed window to the rear aspect, radiator and an internal door to the kitchen.

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, space and plumbing for a washing machine, space for a fridge freezer, one and a half bowl stainless steel sink with mixer tap, wall-mounted gas boiler, under-stairs cupboard, radiator, double glazed window to the rear aspect and an internal door to the side porch.

SIDE PORCH

External door to the side driveway and double glazed windows to the side aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor entrance hall, internal doors to three bedrooms and bathroom, over-stairs cupboard, loft-access point and a double glazed window to the side aspect.

BEDROOM ONE

Double glazed window to the front aspect, radiator and a storage cupboard.

BEDROOM TWO

Double glazed window to the rear aspect and a radiator.

BEDROOM THREE

Double glazed window to the rear aspect and a radiator.

BATHROOM

Three piece suite comprising a WC, pedestal wash basin and bath with electric shower over. Fully-boarded walls, chrome towel radiator and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a garden area with paving and borders, along with double-gated driveway allowing

off-street parking for two/three vehicles. The driveway extends to the side of the property towards the detached garage. Subject to relevant permissions, the front garden could be developed to extend the driveway/parking area.

Rear Garden:

Enclosed rear garden benefitting a paved seating area and lawned garden. An external cold water tap is situated on the rear elevation along with access into the detached garage via pedestrian access door.

GARAGE

Manual up and over garage door, pedestrian access door, power and lighting internally.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - dragons.seatbelt.truth

AML DISCLOSURE

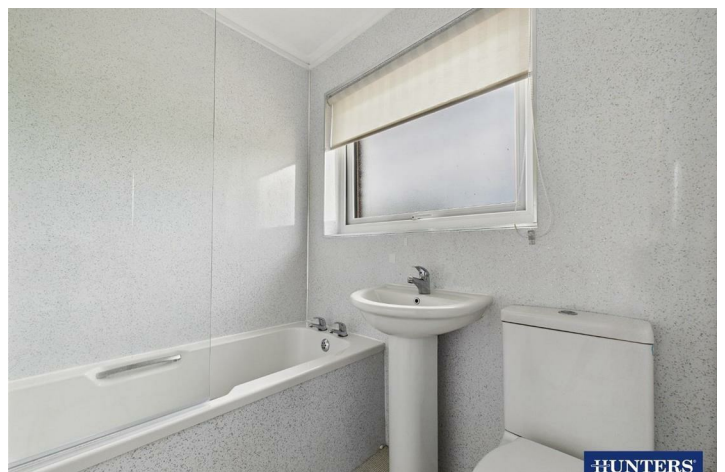
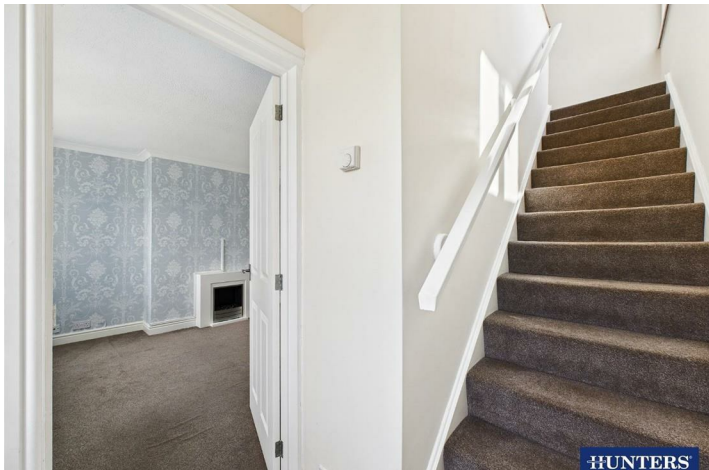
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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

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.

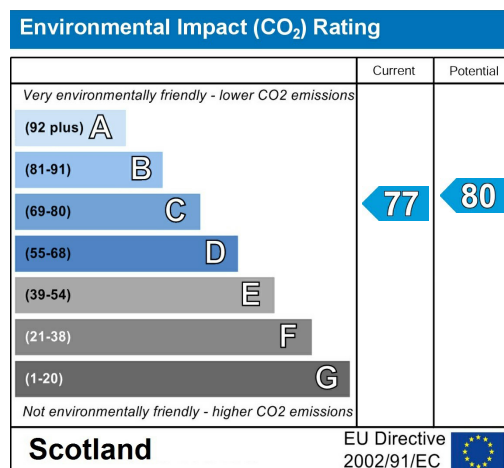
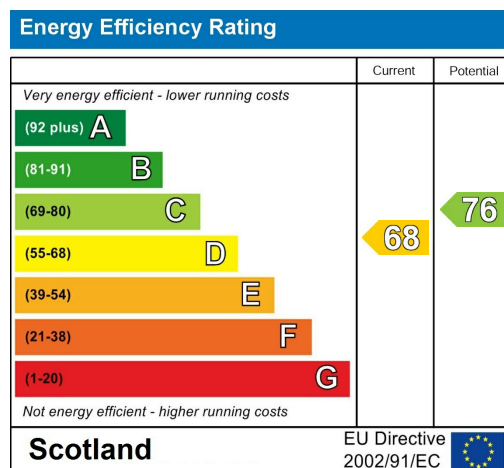
Floorplan







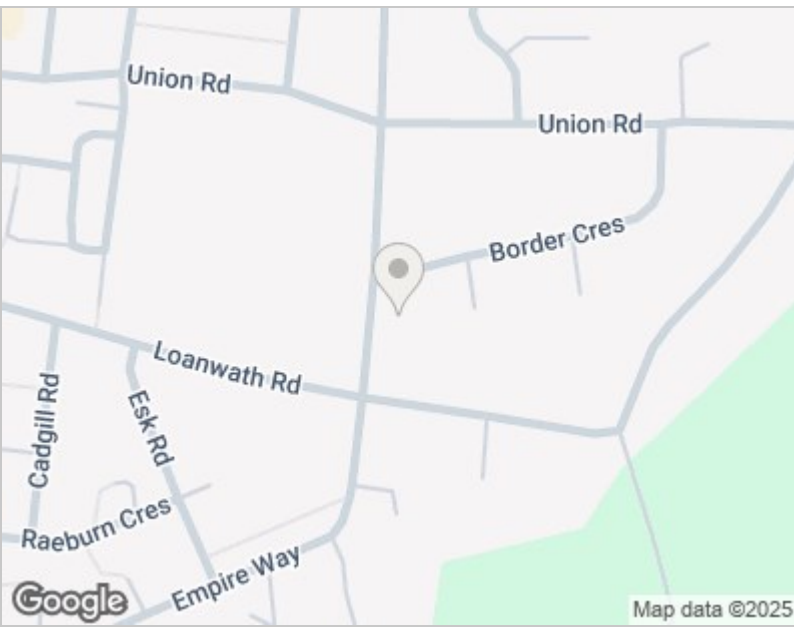
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 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.

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