

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Central Avenue

Gretna, DG16 5AQ

Offers Over £115,000



- Deceptively Spacious Maisonette
- Well Presented Throughout & Move-In Ready
- Three Double Bedrooms
- Communal Roof Terrace
- Gas Central Heating & Double Glazing

- Prime Location in the Heart of Gretna
- Three Large Reception Rooms plus Kitchen
- Modern Four-Piece Bathroom
- Small Additional area of Garden/Land (Parking Potential)
- EPC - D

Tel: 01387 245898

# Central Avenue

Gretna, DG16 5AQ

Offers Over £115,000



Located within a prime location in the heart of Gretna is this well presented and deceptively spacious three-reception, three bedroom maisonette with large communal roof terrace.

Offering an abundance of internal accommodation, the property benefits from both gas central heating and double glazing, along with a modern bathroom, generous kitchen and a lovely elevated outlook to both the front and rear. Furthermore, the property benefits from a small additional area of garden/land to the rear of the building, which could be re-purposed to become dedicated off-street parking subject to relevant permissions. A viewing is essential to appreciate to convenience of the location, space and potential this excellent home offers.

The accommodation, which is split over the first and second floors and benefits from gas central heating and double glazing, briefly comprises an entrance porch, hallway, living room, sitting room, dining room and kitchen to the first floor with a landing, three bedrooms and bathroom to the second floor. Externally there is a communal roof terrace and a small area of garden/land. EPC - D and Council Tax Band - C.

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.

## FIRST FLOOR:

### ENTRANCE PORCH

Entrance door from the communal roof terrace, internal door to the hallway and a double glazed window to the rear aspect.

### HALLWAY

Internal doors to the living room, sitting room and dining room, radiator and stairs to second floor landing with an under-stairs cupboard.

### LIVING ROOM

Three double glazed windows to the front aspect, radiator and a multi-fuel stove set within the chimney breast.

### SITTING ROOM

Two double glazed windows to the front aspect, radiator and a decorative fireplace.

### DINING ROOM

Two double glazed windows to the rear aspect, radiator, built-in cupboards 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. Space for a freestanding electric cooker, space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, wall-mounted and enclosed gas boiler and two double glazed windows to the rear aspect.

## SECOND FLOOR:

### LANDING

Stairs up from the first floor landing, internal doors to three bedrooms and bathroom, loft-access point, built-in cupboard and a double glazed window to the side aspect.

### BEDROOM ONE

Double glazed window to the rear aspect, radiator and a decorative fireplace.

### BEDROOM TWO

Double glazed window to the front aspect, radiator and a decorative fireplace.

### BEDROOM THREE

Double glazed window to the front aspect, radiator and a decorative fireplace.

### BATHROOM

Four piece suite comprising a vanity WC and wash basin combination unit, bathtub and double shower enclosure

benefitting a mains shower with rainfall shower head. Fully-boarded walls, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

## EXTERNAL:

### Communal Roof Terrace:

A generous communal roof terrace which includes shared drying lines. Access to the communal roof terrace and maisonette is via a staircase ascending the end of the building.

### Additional Garden/Land:

Located behind the property on a shared access lane, a small area of garden/land which includes a concrete hardstanding area. This could be adapted/developed to become parking, subject to relevant permissions.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - searcher.rising.etchings

## 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.

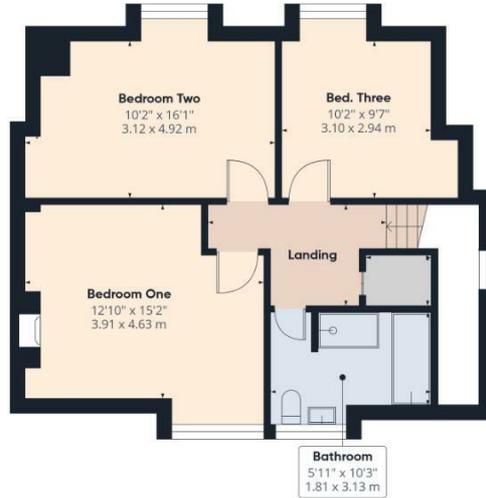
## HOME REPORT

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.

# Floorplan



Ground Floor



Floor 1

**Approximate total area<sup>®</sup>**  
1412 ft<sup>2</sup>  
131.3 m<sup>2</sup>

**Reduced headroom**  
1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(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

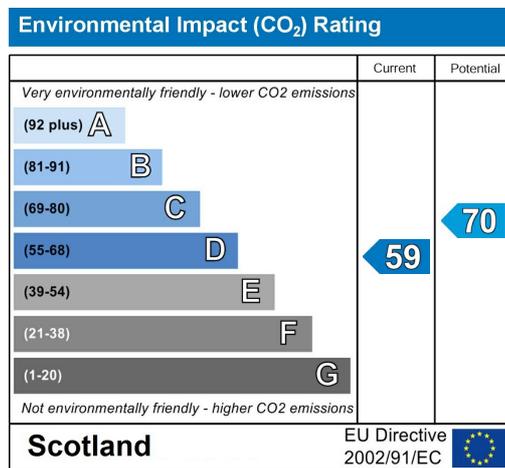
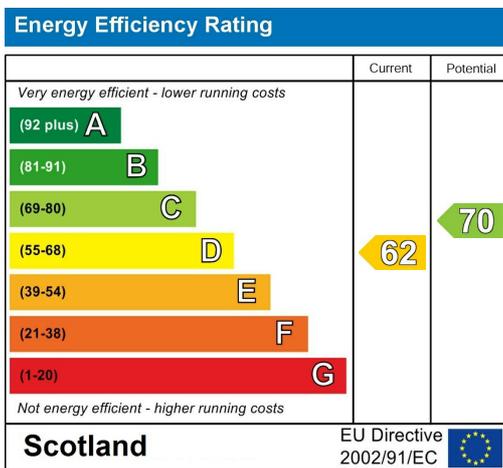






**HUNTERS**

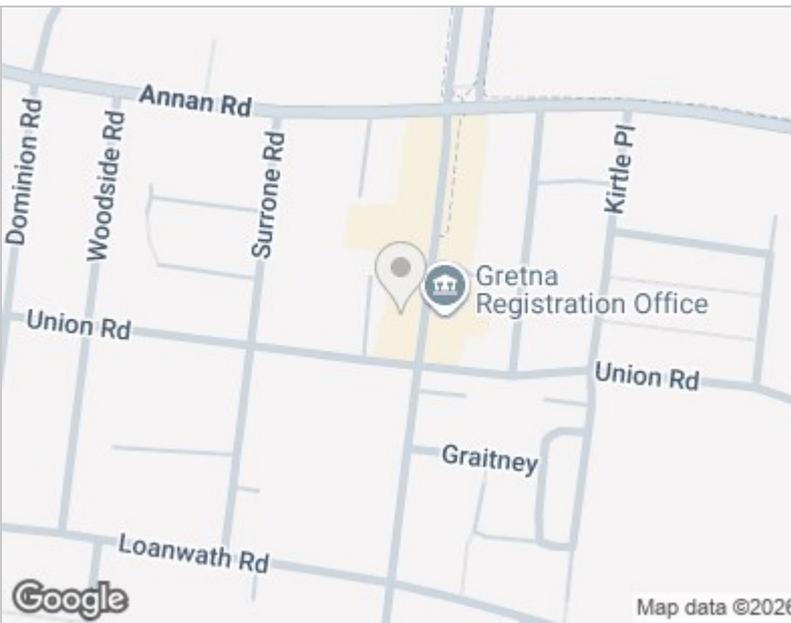
### Energy Efficiency Graph



### 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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

