



Border Crescent

Gretna, DG16 5JZ

Offers Over £135,000



- No Onward Chain
- Fantastic Potential to Create Your Dream Home
- Two Convenient Reception Rooms
- First Floor Family Bathroom
- Ideal for Families, First Time Buyers & Downsizers
- Generous Plot with Large Rear Garden
- Semi-Detached House, Located Centrally in Gretna
- Three Good-Sized Bedrooms
- Ample Off-Street Parking & Detached Garage
- EPC - C

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Property Launch on Thursday 28th August between 10am and 11am, please contact Hunters to schedule your private viewing.

NO CHAIN – Offering phenomenal potential to create your dream home, this three-bedroom semi-detached property is centrally located within Gretna and presents excellent scope for personalisation and improvement. Set on a generous plot, the home benefits from a larger than average rear garden, ample off-street parking and a detached garage. Internally, the layout follows a traditional family home configuration, featuring two reception rooms, a spacious kitchen, three well-proportioned bedrooms, and a first-floor bathroom, with further potential to extend to the side and rear, subject to the necessary permissions. Situated within walking distance of Gretna's Central Avenue and all the towns amenities and transport links, this is an opportunity not to be missed, contact Hunters Annan today to schedule your viewing.

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

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.

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

13'9" x 13'4" (4.19m x 4.06m)

Double glazed window to the front aspect, radiator, fireplace and an opening to the dining room. Measurements to the maximum points.

DINING ROOM

9'0" x 7'6" (2.74m x 2.29m)

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

KITCHEN

9'0" x 8'9" (2.74m x 2.67m)

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

FIRST FLOOR:

LANDING

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

BEDROOM ONE

12'1" x 10'2" (3.68m x 3.10m)

Double glazed window to the front aspect, radiator and a built-in cupboard/wardrobe.

BEDROOM TWO

10'11" x 9'9" (3.33m x 2.97m)

Double glazed window to the rear aspect and a radiator.

BEDROOM THREE

7'2" x 6'8" (2.18m x 2.03m)

Double glazed window to the rear aspect and a radiator.

BATHROOM

6'1" x 5'5" (1.85m x 1.65m)

Three piece suite comprising a WC, pedestal wash basin and bath benefitting a mains shower over with rainfall shower head and wand. Fully-boarded walls, towel radiator and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a driveway allowing off-street parking for two vehicles, with access from the driveway into the detached garage, access gate to the rear garden and entrance door to the property. The front garden includes a low-maintenance gravelled area, mature trees and shrubs.

Rear Garden:

To the rear of the property is a substantial garden, including a paved seating area, lawned garden with mature trees and shrubs, and an external cold water tap.

GARAGE

17'5" x 8'0" (5.31m x 2.44m)

Manual up and over garage door, and a pedestrian access door.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - plant.clever.carefully

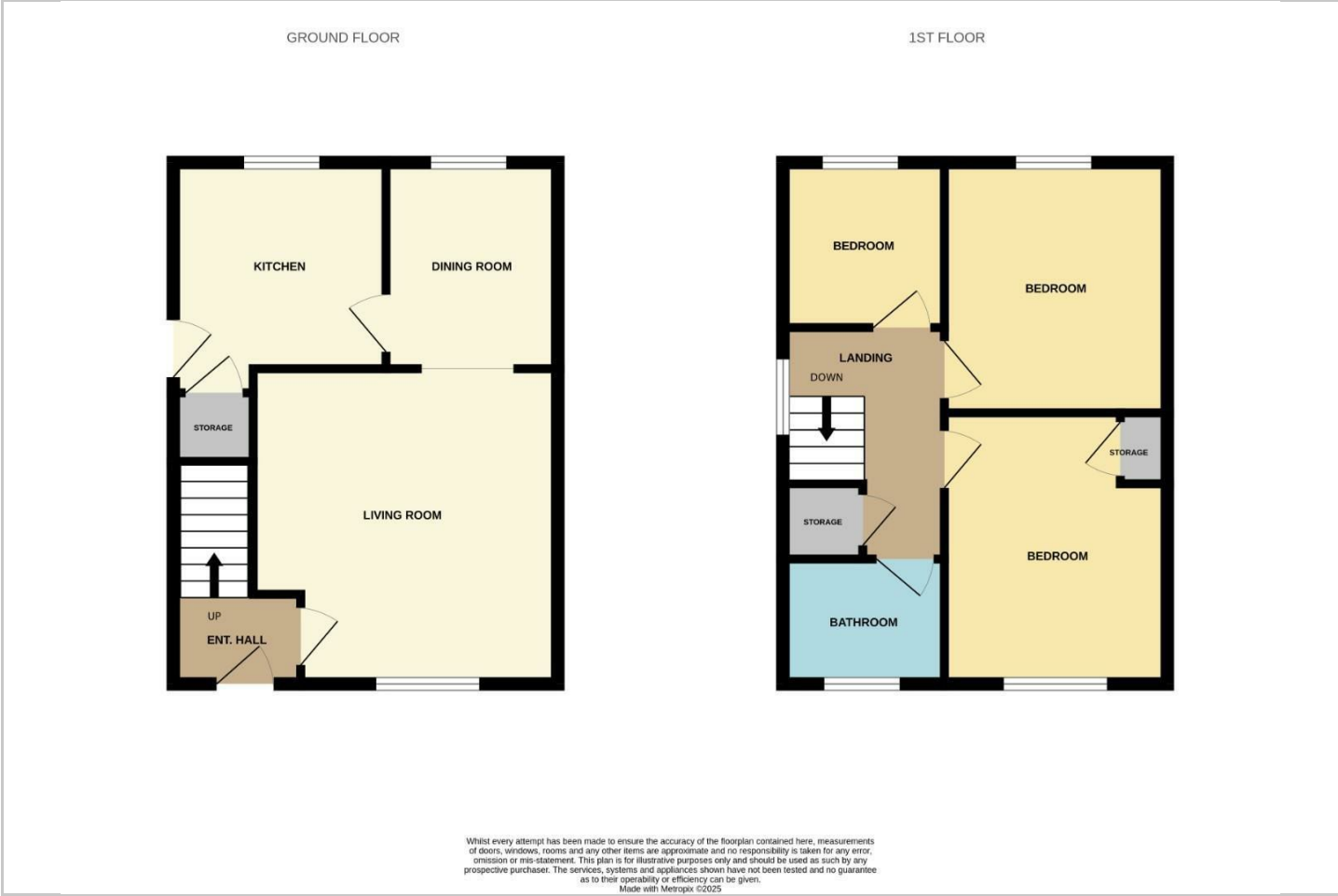
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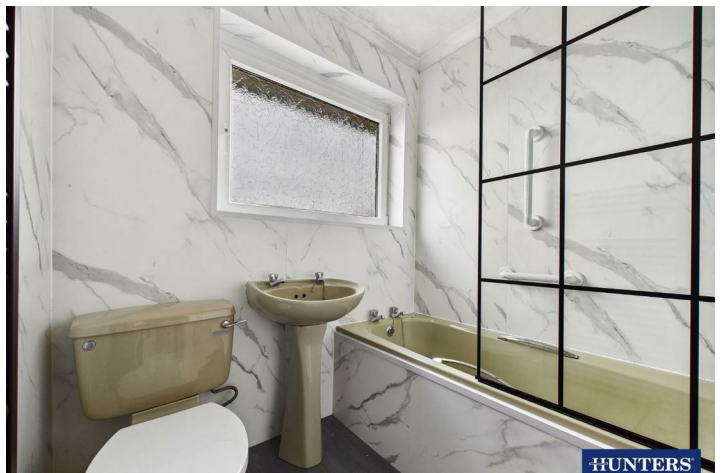
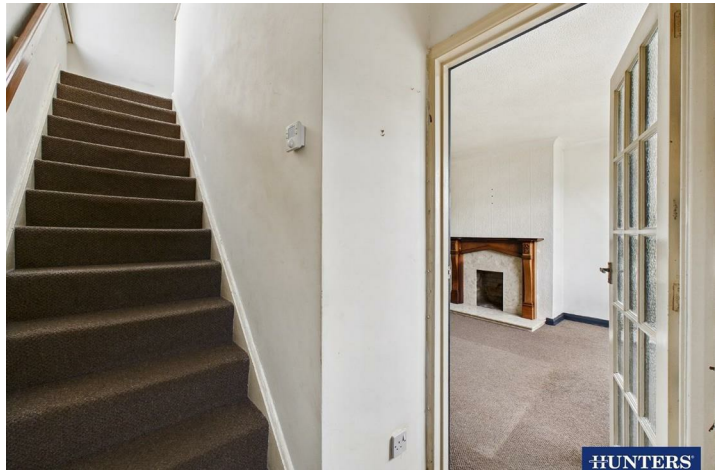
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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

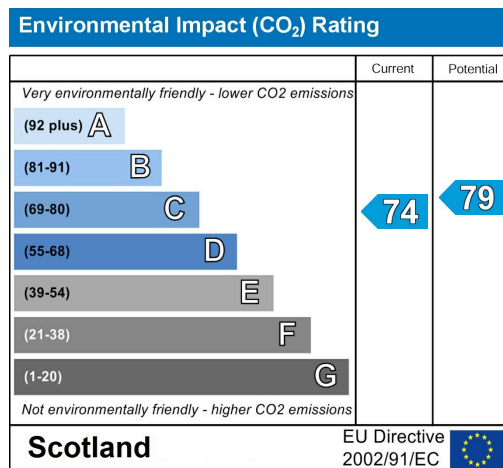
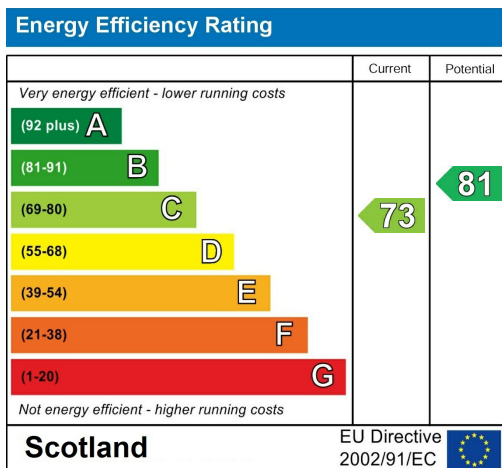






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Energy Efficiency Graph

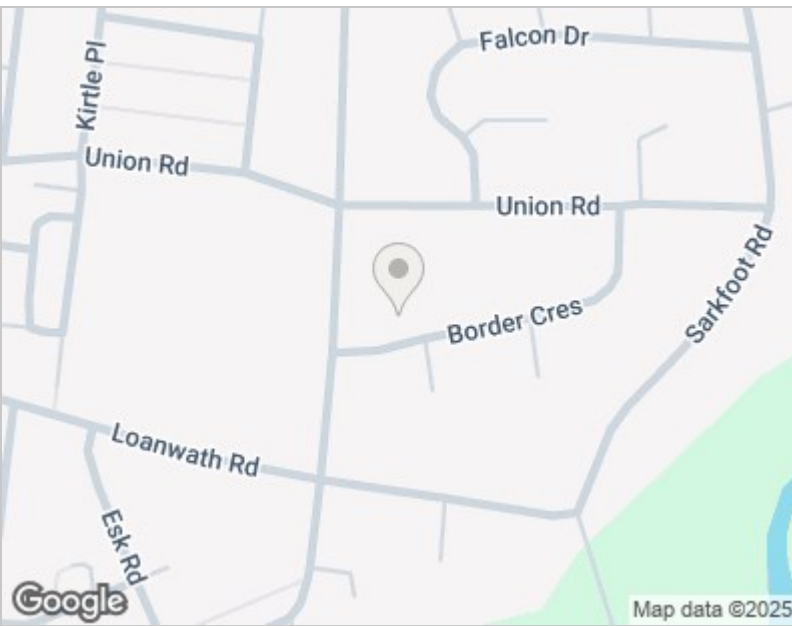


Viewing

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.

Tel: 01387 245898

Road Map



Hybrid Map





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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