

HUNTERS®

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Africanda Road

Gretna, DG16 5BZ

Offers Over £225,000



- Extended Semi-Detached Family Home
- Excellent Presentation Throughout
- Spacious Living Room plus Large Family Dining Kitchen
- Bathrooms to the Ground Floor plus First Floor
- Off-Street Parking for Two Vehicles

- Abundance of Versatile Internal Accommodation
- Perfect for Large Families & Multi-Generational Living
- Five Bedrooms including Exceptional Master with Dressing Room & En-Suite
- Generous Rear Garden with Lawn & Summerhouse
- EPC - C

Tel: 01387 245898

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CLOSING DATE - Wednesday 7th January at 12noon. Please contact the office for further information.

NO CHAIN - This beautifully extended five-bedroom semi-detached family home offers true versatility and an abundance of adaptable living space, presented to an excellent standard throughout and ideal for large families or those seeking multi-generational living. The property features a spacious living room and a large family dining kitchen, creating perfect areas for both everyday living and entertaining. Two of the five generous bedrooms are located on the ground floor, one of which could easily be adapted as a second reception room to suit your needs. Upstairs, the exceptional master suite boasts a dressing room and en-suite shower room, with additional bathrooms conveniently positioned on both the ground floor and first floor. Outside, a generous rear garden with a lawn and summerhouse provides an inviting space for relaxation and socialising, while off-street parking for two vehicles completes this impressive family home. A viewing is imperative to appreciate, contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

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.

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GROUND FLOOR:

ENTRANCE HALL

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

LIVING ROOM

A welcoming reception room featuring a double-glazed window, radiator, and an attractive feature stove.

FAMILY DINING KITCHEN

A beautifully presented spacious open-plan kitchen and living area, thoughtfully designed with a comprehensive range of contemporary base and wall units topped with complementary work surfaces. The kitchen comes fully equipped with integrated appliances, including a dishwasher, electric hob, electric oven, microwave, fridge/freezer, and washing machine, ensuring a sleek and seamless finish.

An inset sink unit and two rear-facing double-glazed windows provide excellent natural light, while a useful under-stairs storage cupboard offers additional practicality. Double-glazed French doors open directly onto the outdoor space, creating an effortless flow for indoor-outdoor living. The area is completed by two radiators, ensuring comfort throughout the year.

HALLWAY

A bright and welcoming hallway featuring a staircase leading to the side extension, along with a double-glazed door to the side elevation providing convenient external access and additional natural light.

BEDROOM ONE (Ground Floor)

A well-proportioned ground-floor bedroom featuring a front-facing double-glazed window that allows for plenty of natural light. The room is finished with a radiator for year-round comfort, offering an inviting and versatile space ideal for a bedroom, guest room, or home office.

BEDROOM TWO/RECEPTION TWO (Ground Floor)

A versatile and inviting room featuring double-glazed French doors that open directly onto the garden, creating a bright and airy atmosphere. A fitted radiator ensures the space remains comfortable throughout the year, making it ideal for use as a dining area, home office, or additional sitting room.

BATHROOM (Ground Floor)

A stylish ground-floor bathroom fitted with a contemporary three-piece suite, including a Jacuzzi jet bath with mains shower over, a sleek vanity sink unit, and WC. A double-glazed window provides natural light and ventilation, while a heated towel rail adds a touch of modern comfort.

FIRST FLOOR:

LANDING

Accessed via the main stairwell from the entrance hall, this area provides convenient circulation space and serves the first-floor accommodation.

BEDROOM THREE

A bright and generous front-facing double bedroom, featuring two windows that provide excellent natural light. The room also benefits from a radiator for year-round comfort and a built-in wardrobe, offering practical and neatly integrated storage.

BEDROOM FOUR

A well-proportioned bedroom featuring a window to the elevation, built-in wardrobes with sliding mirrored doors, and a radiator. An attractive and practical space offering excellent integrated storage.

BATHROOM (First Floor)

A well-appointed family bathroom featuring a panelled bath, pedestal wash hand basin, and WC. Natural light is provided by a window and additional roof lighting, creating a bright and welcoming space.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

A generously proportioned triple-aspect room enjoying natural light from windows to the front, side, and rear elevations. This versatile space features multiple radiators for year-round comfort and includes a dedicated dressing area with an additional radiator. Offering superb flexibility, it can be utilised as an elegant master bedroom or as a spacious second living room to suit your lifestyle needs.

En-Suite:

Fitted with a modern three-piece suite, including a mains-fed shower cubicle, pedestal wash hand basin, and WC. The room is completed with a radiator, providing comfort and practicality.

FRONT GARDEN & PARKING

The property benefits from off-street parking for up to three vehicles, along with attractive shrub planting and a stone-paved area, providing both practicality and kerb appeal.

REAR GARDEN

A generous rear garden featuring a well-maintained lawn, a dedicated soft play area, and a spacious summerhouse, complemented by a loose stone seating area to the front. A paved path runs along the rear, providing easy access throughout the garden. The space also benefits from an outside tap and power supply, with convenient access to the front of the property via a side pathway.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - partly.dreamers.remain

AML DISCLOSURE:

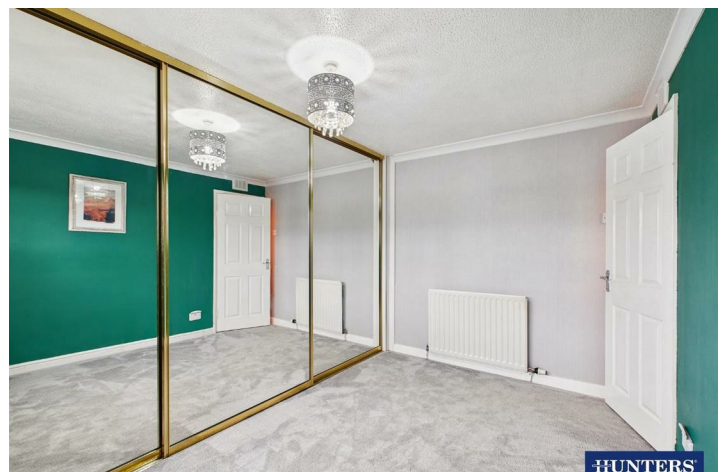
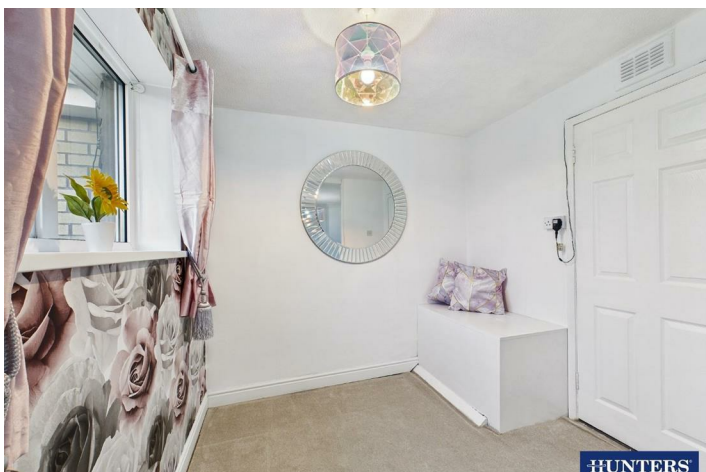
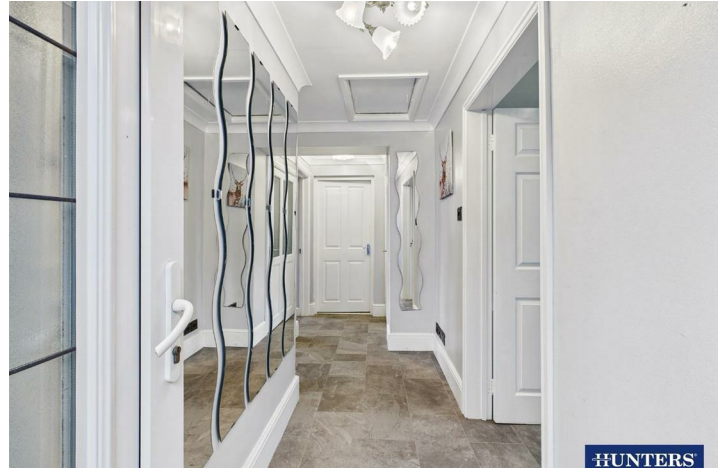
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

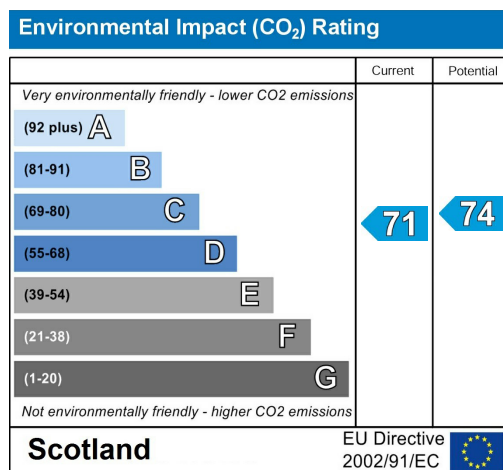
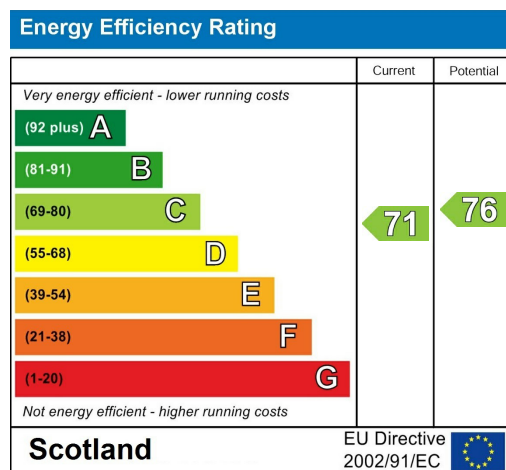
Floorplan







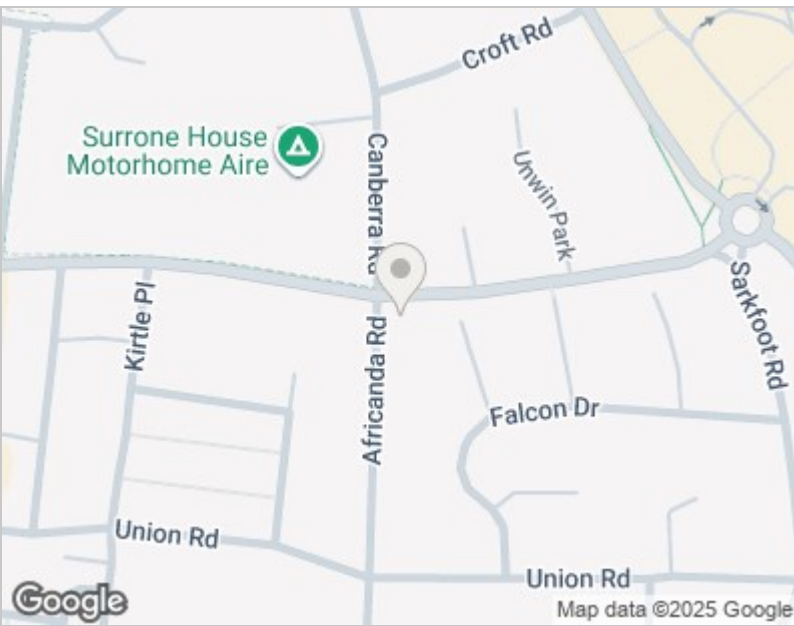
Energy Efficiency Graph



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



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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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