



## Loanwath Road

Gretna, DG16 5DB

Offers Over £130,000



- No Onward Chain
- Centrally Located in Gretna
- Fitted Kitchen plus Dining/Family Room
- Enclosed Rear Garden with Lawn
- Off-Street Parking to the Front

- Well Presented Mid-Terraced House
- Spacious Living Room with Feature Wood-Burning Stove
- Three Bedrooms & Family Bathroom
- Large Garden Room with Home Office/Workspace Potential
- EPC - C

# Loanwath Road

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Property Launch on Friday 13th February between 11:30am -12:30pm, please contact Hunters to book your private appointment.

A fantastic opportunity to purchase a well-presented and extended three-bedroom mid-terraced home with a garden room, centrally located within Gretna and ideally suited to first-time buyers, families and investment landlords alike. The property is neutrally decorated throughout and ready to move straight into, creating a bright and modern atmosphere, and comprises a spacious living room with a feature wood-burning stove, a kitchen with an adjoining dining/family room, an ideal and versatile space for modern-day living, along with three bedrooms and a ground-floor bathroom. Externally, there is an enclosed rear garden with a generous garden room, perfect for entertaining, working or crafting, as well as a large driveway to the front providing parking for up to four vehicles. Being sold with no onward chain, this property truly ticks many boxes, contact Hunters today to arrange your viewing.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - B.

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, and tiled flooring.

### LIVING ROOM

Double glazed window to the front aspect, two radiators, inset wood-burning stove with hearth and mantle, fitted cabinets, walk-in cupboard, stairs to the first floor landing, and an internal door to the kitchen.

### KITCHEN

Fitted kitchen comprising a range of base, wall and tall units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, one bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, space for an American style fridge freezer, tiled flooring, built-in cupboard housing the wall-mounted gas boiler, internal doors to the bathroom and dining/family room, and a double glazed window to the rear aspect.

### DINING/FAMILY ROOM

Double glazed window to the rear aspect, external door to the rear garden, radiator, fitted tall and wall units, plumbing for a washing machine, and a loft-access point.

### BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and bath with hand shower attachment. Part-tiled walls, tiled flooring, radiator, extractor fan, built-in cupboard, and a small double glazed window to the rear aspect.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor living room, internal doors to three bedrooms, loft-access point, and a double glazed window to the rear aspect.

### BEDROOM ONE

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

### BEDROOM TWO

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

### BEDROOM THREE

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

### EXTERNAL:

Front Driveway:

To the front of the property is a large block-paved

driveway which allows off-street parking for four vehicles.

Rear Garden:

To the rear of the property is an enclosed garden, benefitting a lawn, timber log-store, access into the garden room, and an access gate to the rear.

### GARDEN ROOM

Split into two rooms with a bi-folding door between. Room one includes double glazed patio doors, pedestrian access door, power and lighting, whilst room two includes a double glazed window, power and lighting.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - windpipe.personal.workflow

### AML DISCLOSURE:

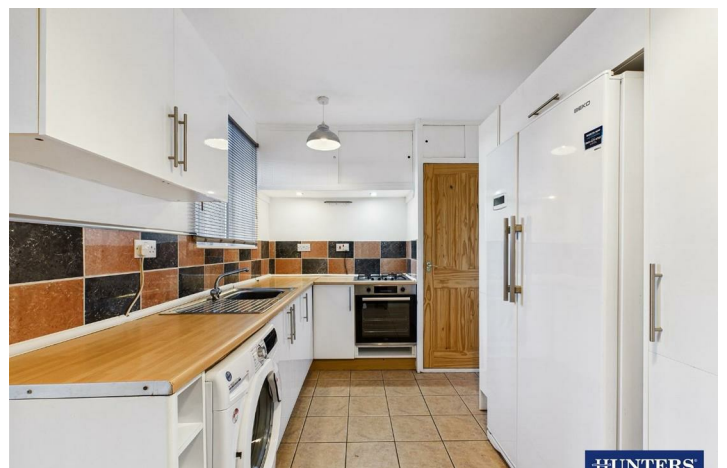
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

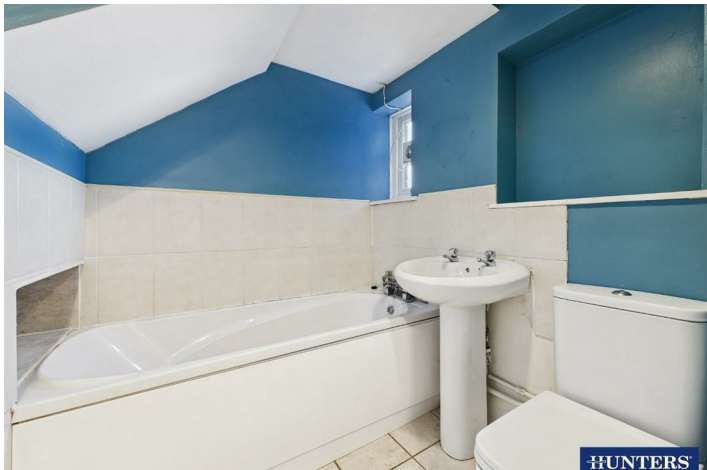
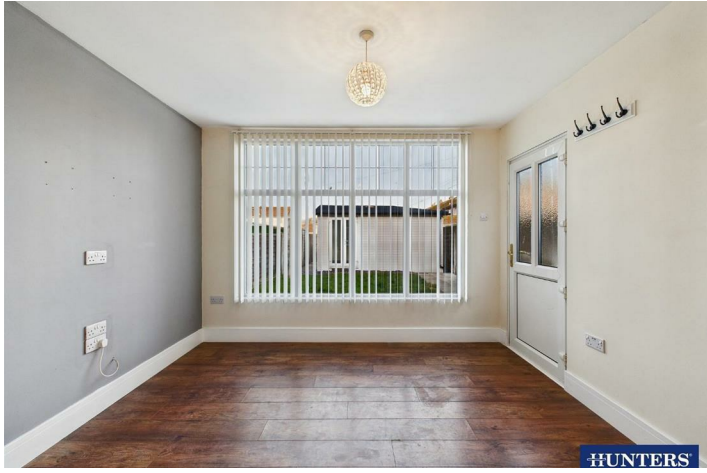
### HOME REPORT:

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



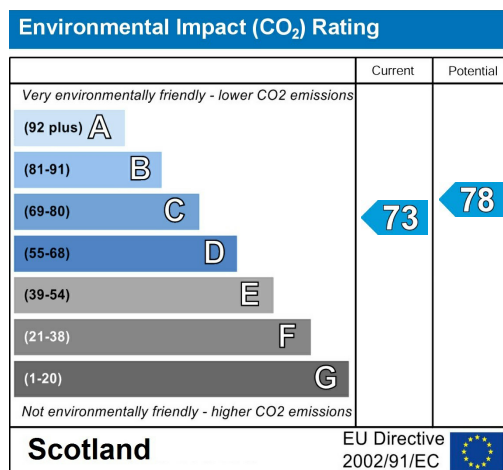
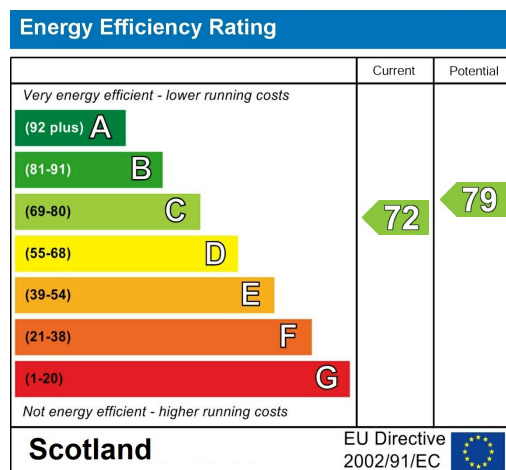






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## Energy Efficiency Graph



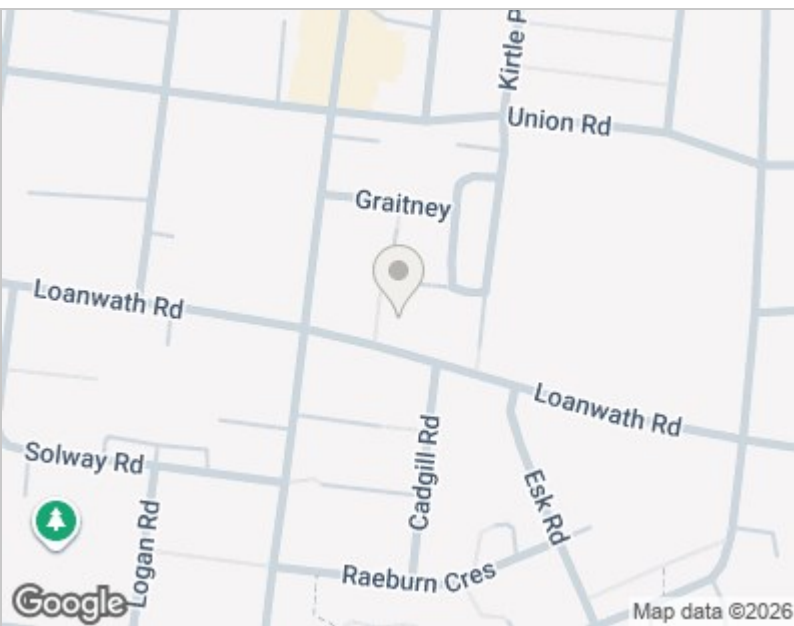
## Viewing

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.

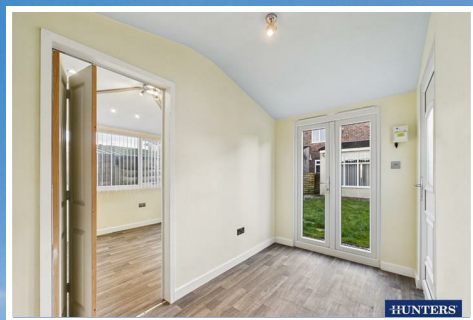
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Road Map



Hybrid Map



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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