



Sarkfoot Road

Gretna, DG16 5AJ

Offers Over £300,000



- Spacious Detached Bungalow to the Outskirts of Gretna
- Ideal Home for Upsizers and Downsizers
- Modern Dining Kitchen with Adjoining Utility Room
- Family Bathroom with Corner Bath & Shower Enclosure
- Off-Street Parking with Integral Double Garage
- Exceptional Views towards the Solway Firth & Northern Lake District Fells
- Spacious Living Room with Front Balcony
- Three Double Bedrooms, Master with En-Suite
- Mature Gardens to the Front & Rear
- EPC - D

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This three-bedroom detached bungalow offers truly breathtaking views towards the Solway Firth & Northern Lake District Fells and offers a well presented, spacious and versatile living space, making it an ideal choice for both upsizers and downsizers alike. The spacious living room opens out onto a fantastic front-facing balcony, perfectly positioned to take in the spectacular outlook, while the contemporary dining kitchen with adjoining utility room provides an excellent space for everyday living and entertaining. All three bedrooms are well-proportioned doubles, with the master benefitting from en-suite facilities. Outside, the rear garden features a large patio and a raised lawn, offering a lovely setting for relaxation and outdoor enjoyment. Additional highlights include an integral double garage on the lower ground floor and off-street parking for up to four vehicles. A viewing is highly recommended to fully appreciate all this exceptional home has to offer.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room, dining kitchen, utility room, three bedrooms, master en-suite and family bathroom internally. Externally there is off-street parking, an integral double garage and gardens to the front and rear. EPC - D and Council Tax Band - F.

Located just on the outskirts of 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.

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room, dining kitchen, three bedrooms and bathroom, radiator, loft-access point and a built-in cupboard with double doors.

LIVING ROOM

Double glazed sliding patio door to the front balcony, double glazed window to the side aspect, two radiators and a gas fire.

DINING KITCHEN

Kitchen Area:

Modern fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and splashbacks above. Integrated eye-level electric double oven with grill, five-ring electric hob, extractor unit, 'BLANCO' one bowl sink with mixer tap, space for a fridge freezer, under-counter lighting, internal door to the utility room and a double glazed window to the rear aspect.

Dining Area:

Double glazed patio doors to the rear garden and a radiator.

UTILITY ROOM

Fitted base and wall units with worksurfaces above. Space and plumbing for a washing machine, space for a tumble drier, wall-mounted gas boiler, one bowl stainless steel sink with mixer tap, external door to the side elevation with an obscured double glazed side panel, and a built-in cupboard with double doors and radiator internally.

MASTER BEDROOM & EN-SUITE

Bedroom:

Double glazed window to the front aspect, built-in wardrobes, radiator and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, vanity unit with wash basin, and a shower enclosure with mains shower unit. Part-boarded walls, radiator, extractor fan and an obscured double glazed window.

BEDROOM TWO

Double glazed window to the rear aspect and a radiator.

BEDROOM THREE

Double glazed window to the front aspect and a radiator.

BATHROOM

Four piece suite comprising a WC, vanity unit with two wash basins, corner bathtub, and a shower enclosure

with mains shower unit. Part-boarded walls, radiator, extractor fan and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a lawned garden with borders, along with a large driveway allowing off-street parking for up to four vehicles. Access from the driveway into the double garage along with two separate steps ascending towards the front entrance door and the side pathway. Pathways to both sides of the property towards the rear garden.

Rear Garden:

To the rear of the property is an enclosed garden, benefitting a generous block-paved seating area directly outside the dining kitchen patio doors, with steps ascending up to a lawned garden area with mature trees and shrubs. To the side of the property is a timber potting shed/grow house.

DOUBLE GARAGE

Electric sectional garage door, manual sectional garage door, power, lighting and a cold-water tap.

WHAT3WORDS

For the location of this property, please visit the What3Words App and enter - [untrained.gladiators.norms](https://www.what3words.com/untrained-gladiators-norms)

AML DISCLOSURE

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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.

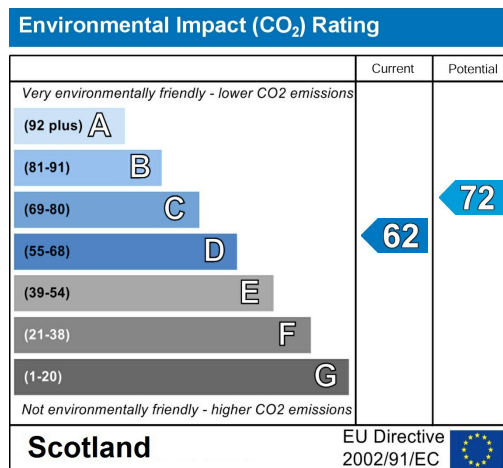
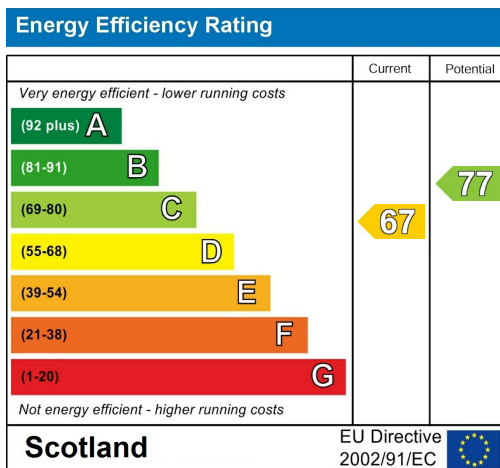
Floorplan







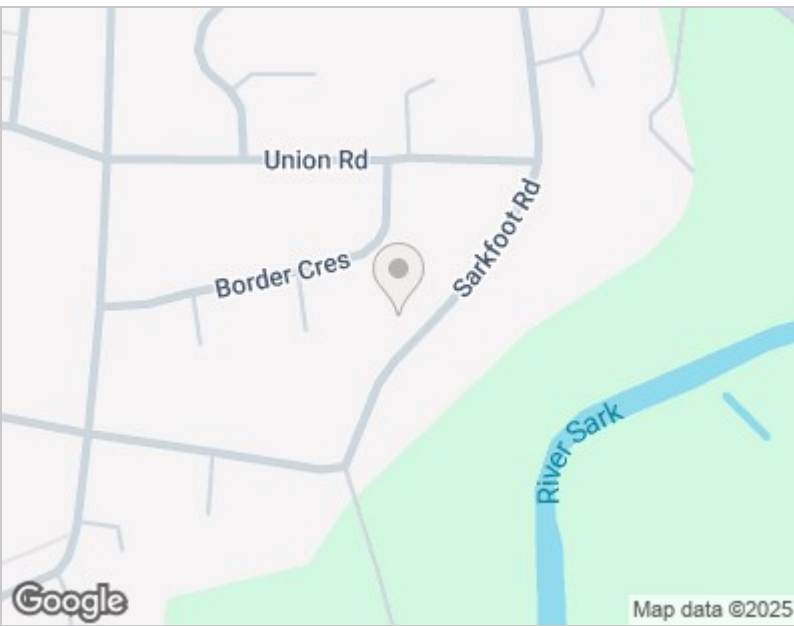
Energy Efficiency Graph



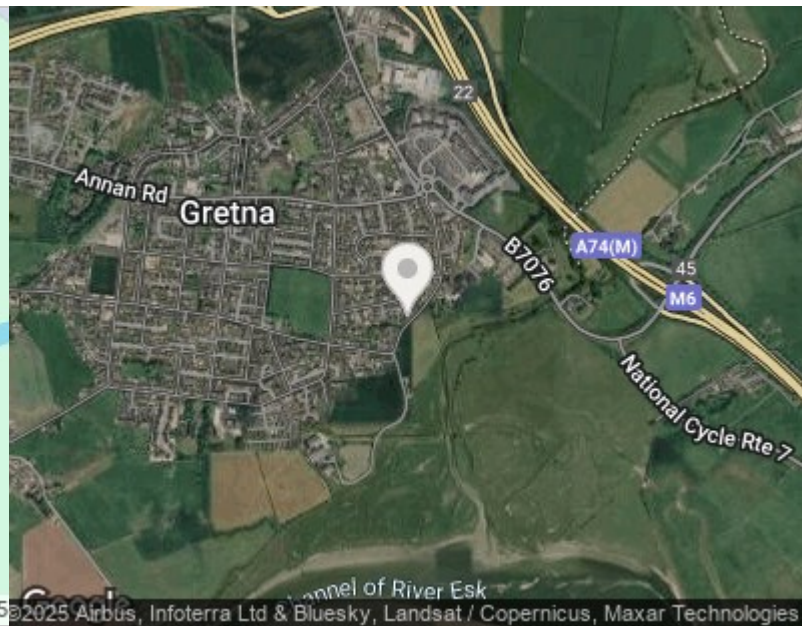
Viewing

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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