



Victory Avenue

Gretna, DG16 5AB

Offers Over £150,000



- Superb Plot on the Charming Tree-Lined Victory Avenue
- Excellent Potential to Extend & Personalise Over Time
- Spacious Dual-Aspect Living Room & Additional Dining Room
- Stylish First-Floor Family Bathroom
- Ideal for Families, First-Time Buyers & Investors

- Spacious End-Terrace House with No Onward Chain
- New Roof in 2024 and New Boiler in 2021
- Three Bedrooms
- Substantial Rear Garden & Low-Maintenance Front Garden
- EPC - D

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Property Launch on Monday 15th September between 4pm - 5pm, please contact Hunters to schedule your private viewing.

NO CHAIN - Set on a superb plot along the charming, tree-lined Victory Avenue, this spacious three-bedroom end-terrace home has been thoughtfully maintained and improved, an ideal purchase for a wide range of buyers. The light-filled interior offers two generous reception rooms, including a living room with a feature electric fireplace and patio doors opening directly to the garden, three bedrooms and a stylish first-floor family bathroom. Outside, the substantial rear garden provides excellent potential for extension, the creation of off-street parking or even a garage, subject to permissions, making this a home with exciting future scope. Recent upgrades add further appeal, with a brand-new roof fitted in 2024, a new boiler installed in 2021, plus fresh décor and carpeting throughout. Perfectly placed close to Gretna town centre, schools, transport links and amenities, this is a fantastic opportunity to secure a ready-to-move-into home with plenty of potential to personalise over time. Contact Hunters today to arrange your viewing.

The accommodation, which has gas central heating, controllable via a Worcester Bosch EasyControl Smart Thermostat, 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 on the first floor. Externally there is a low-maintenance garden to the front and a large rear garden with a small brick outbuilding. EPC - D 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:

HALLWAY

Entrance door from the front with an obscured double glazed side panel window, internal doors to the living room and dining room, stairs to the first floor landing and a walk-in cupboard with an obscured double glazed window internally.

LIVING ROOM

Double glazed window to the front aspect, double glazed patio doors to the rear garden, radiator and a fireplace with electric fire.

DINING ROOM

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

KITCHEN

Fitted kitchen comprising base and wall units with worksurfaces and tiled splashbacks above. Freestanding gas cooker with electric hob, space and plumbing for a washing machine, space and plumbing for a slimline dishwasher, space for a fridge freezer, one and a half bowl stainless steel sink with mixer tap, radiator, tiled flooring, two double glazed windows to the rear aspect and an external door to the rear garden.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, built-in cupboard with shelving internally, loft access point and a double glazed window to the front aspect.

BEDROOM ONE

Two double glazed windows to the rear aspect and radiator.

BEDROOM TWO

Double glazed window to the rear aspect, radiator and a built-in cupboard housing the wall-mounted gas boiler.

BEDROOM THREE

Double glazed window to the front aspect and radiator.

BATHROOM

Three piece suite comprising a WC, vanity unit with wash basin and bath benefitting a mains shower with rainfall shower head. Fully-tiled walls, tiled flooring, chrome towel radiator and an obscured double glazed window.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a low-maintenance garden

area, with access gate from the pavement and a secure side gate to the rear garden. Parking is available on-street within Victory Avenue.

Rear Garden:

The the rear of the property is a large lawned garden with fencing and hedging to the boundaries. Furthermore there is a gravelled seating area directly outside the living room patio doors, a small paved seating area, a brick outbuilding and an external cold water tap. The garden is open to the rear access lane at the bottom of the garden, which allows for vehicular access.

WHAT3WORDS:

For the location of this property please visit the What3Words App and enter - tuxedos.gums.parsnip

AML DISCLOSURE:

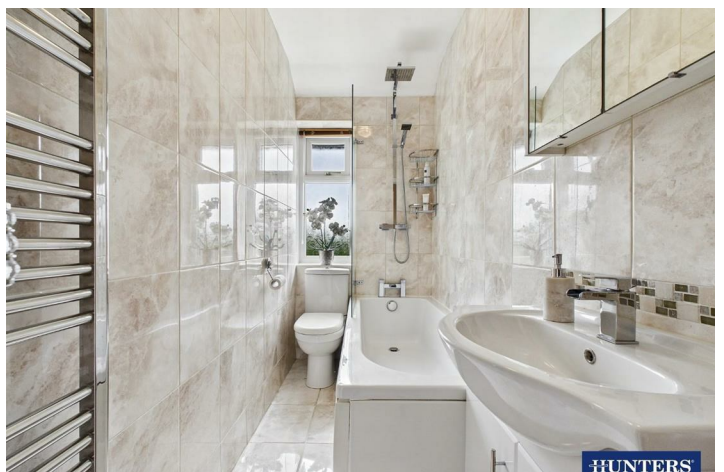
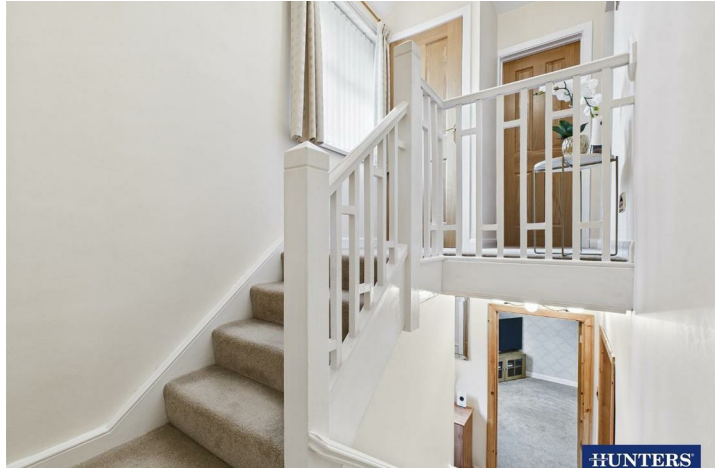
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

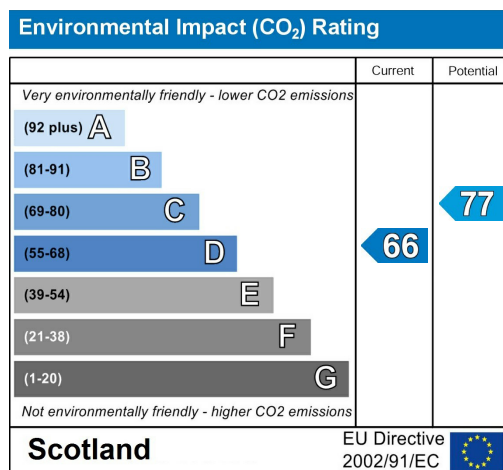
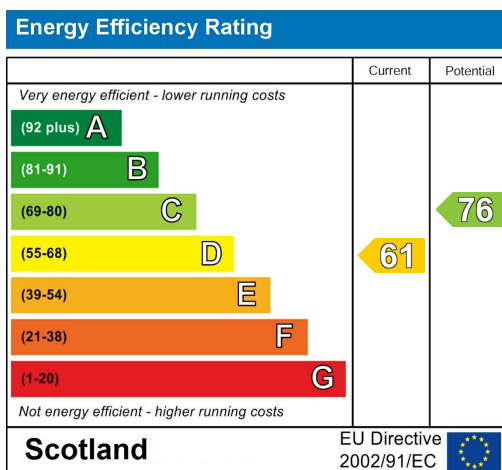
Floorplan







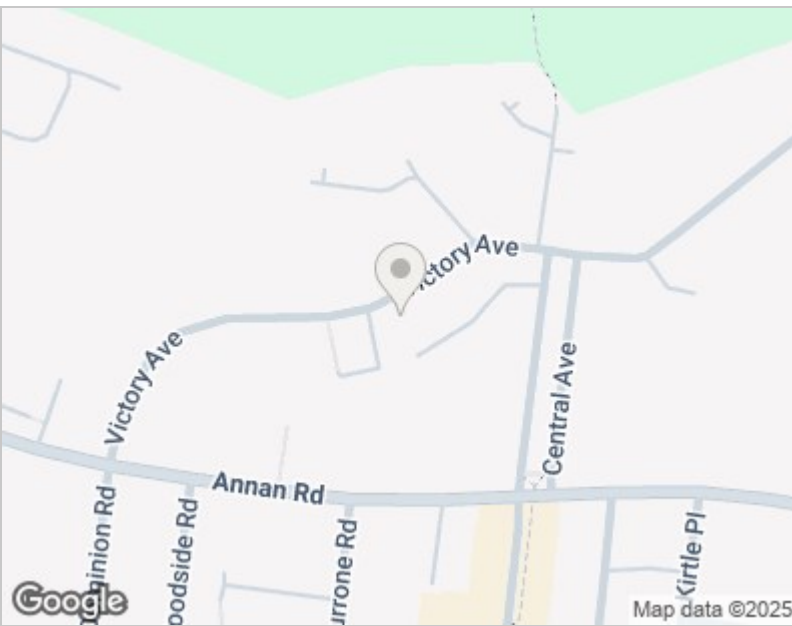
Energy Efficiency Graph



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



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.

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