



HUNTERS[®]
HERE TO GET *you* THERE

11 Empire Park, Gretna, DG16 5FE

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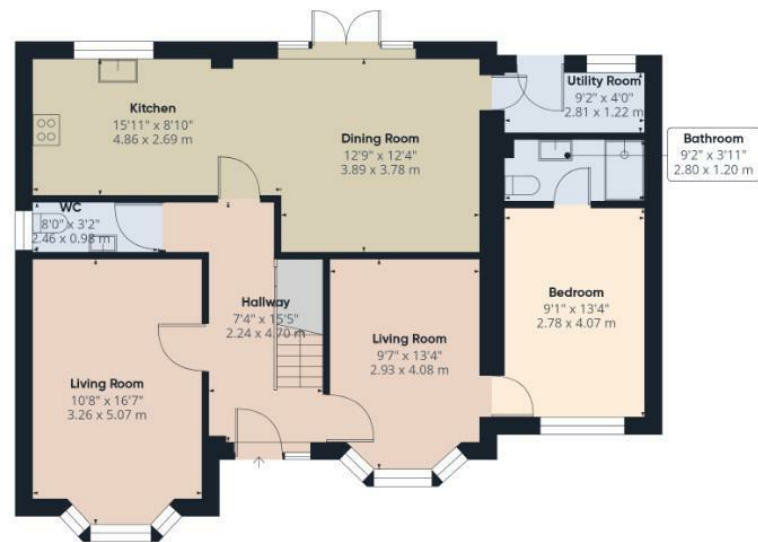
11 Empire Park, Gretna, DG16 5FE

Offers Over £320,000

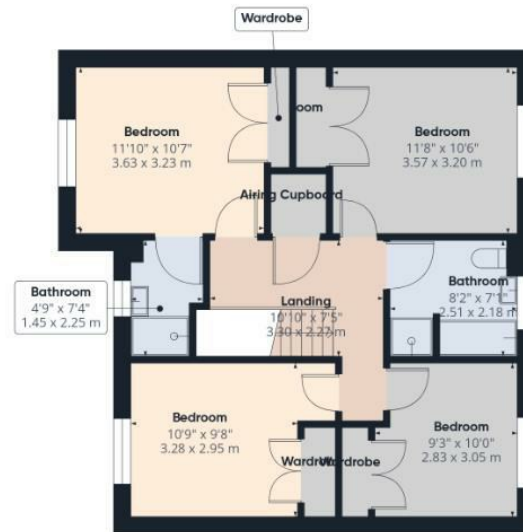
Viewing Morning - Saturday 26th July 2025 11am - 1pm. Contact Hunters Annan to book your slot.

Situated on a generous plot with a stunning open aspect to the rear elevation, this beautifully presented Executive Detached House combines immaculate styling with versatile living space to suit any lifestyle or age range of buyer. Designed with flexibility in mind, the property offers the perfect layout for multigenerational living, featuring a spacious ground floor bedroom with its own ensuite and private sitting room. In addition to this, the home boasts a charming formal living room and a magnificent open-plan dining kitchen—the true heart of the home—overlooking the expansive rear garden. To the upper level, you'll find four further double bedrooms, including a master ensuite, as well as a stylish family bathroom. This property offers both elegance and adaptability, making it an ideal forever home tailored to meet a variety of living needs. A viewing is truly imperative to appreciate this walk in condition property.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a Entrance hallway, living room, sitting room, bedroom with ensuite shower room, cloakroom/WC, family dining kitchen and utility room to the ground floor. To the first floor is four double bedrooms, master en-suite and bathroom. Externally there is off-street parking for numerous cars and generous well established gardens to the front, side and rear. EPC - C and Council Tax Band - F.



Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1606 ft²

149 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Entrance Hallway

The property is accessed via a double-glazed front door with a glazed side panel. The welcoming hallway features a radiator and a useful under-stair storage cupboard, providing a practical and inviting entrance to the home.

Living Room

Front facing reception room featuring a double-glazed bay-fronted window, and radiator. Offering ample space for both formal and relaxed seating ideal for entertaining or quiet evenings at home.

Family Dining Kitchen

Truly the heart of the home, this open-plan family, dining kitchen is finished to an exceptional standard. Fitted with a beautiful range of base and wall units, this stylish kitchen includes high-quality quartz worktops and a full suite of integrated appliances, including a dishwasher, fridge, freezer, eye-level double oven, and a four-ring gas hob with extractor above. A double-glazed window offers a delightful view over the rear garden, and French-style doors lead directly onto a patio seating area, making this space perfect for both day-to-day living and entertaining.

Utility Room

Incorporating plumbing for a washing machine, space for a tumble dryer with complimentary worksurface over, central heating boiler, radiator, window and door leading into the rear garden.

Cloakroom/WC

The ground floor cloakroom comprises a low-level WC, pedestal wash hand basin, obscured double-glazed window and radiator.

Sitting Room

A bright and versatile space featuring a double bay-fronted window with views over the front garden and radiator. Currently used as an independent sitting room with direct access to a spacious double bedroom and en-suite, this area is ideally suited for multigenerational living. It also offers excellent flexibility for future reconfiguration to suit changing needs

Bedroom 1

Front facing bedroom with window and radiator.

Ensuite Shower Room

Incorporating a three-piece suite comprising of mains shower cubicle, vanity sink unit WC, extractor fan and heated towel.

Galleried Landing

The upper landing offers a bright, open space providing access to all first-floor rooms. It features a built-in storage cupboard housing the water tank, a radiator, and a loft hatch giving access to the loft area.

Bathroom

The immaculate bathroom is fitted with a modern four-piece suite, including a mains-fed shower cubicle, a panelled bath, a pedestal wash hand basin, and a low-level WC. The obscured double-glazed window allows for plenty of light while maintaining privacy, and a heated towel.

Bedroom 2

Front facing bedroom benefiting from a double-glazed window to the front elevation, a built-in wardrobe, and a radiator.

Ensuite Shower Room

Incorporating a three-piece suite comprising a mains-fed shower enclosure, pedestal wash hand basin, and a vanity sink unit. The room is completed by a window and radiator.

Bedroom 3

Rear facing bedroom bedroom benefiting from elevated views over the surrounding area. Incorporating double-glazed window, built-in wardrobe and radiator.

Bedroom 4

Rear facing bedroom bedroom benefiting from elevated views over the surrounding area. Incorporating double-glazed window, built-in wardrobe and radiator.

Bedroom 5

Front facing bedroom bedroom benefiting from elevated views over the surrounding area. Incorporating double-glazed window, built-in wardrobe and radiator.

Externally

To the front of the property, you'll find an extensive block-paved driveway providing ample off-street parking for multiple vehicles, alongside a neatly maintained lawned garden. The block-paved driveway extends to the side of the property, offering excellent potential—subject to the necessary planning permissions—for the construction of a garage or additional outbuilding, should you wish to expand.

To the rear, the property boasts a generously sized lawned garden with a central paved entertaining area, ideal for al fresco

dining or hosting family and friends. The garden offers a wealth of potential for further landscaping and design, providing the perfect blank canvas for the new owner to shape to their individual taste and lifestyle.

AML Discosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (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

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.

Further Information

We would like to advise prospective buyers a factoring charge is payable annually for the approximate amount of £300.00.

