



Africanda Road, Gretna
, DG16 5BZ

Offers Over £175,000



Africanda Road, Gretna

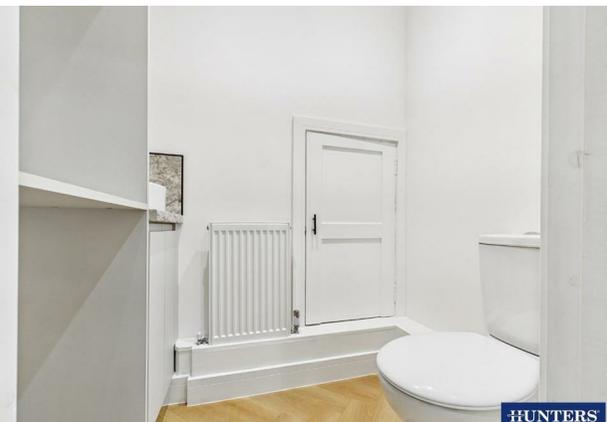
DESCRIPTION

****VERBAL OFFER ACCEPTED****

Presented in exceptional condition throughout, this beautifully refurbished home offers a seamless fusion of contemporary style, high-end finishes, and thoughtfully designed living spaces. Meticulously upgraded to an exacting standard, every detail has been carefully considered—from the sleek open-plan family dining kitchen with integrated appliances and statement island unit, to the elegant reception rooms featuring bespoke media walls and ambient lighting. This is a truly turn key home that delivers outstanding style, comfort, and functionality in equal measure. No Onward Chain.

The accommodation is both versatile and spacious, comprising of entrance hallway, cloakroom/utility, open plan living, kitchen, dining area, sitting room to the ground floor. To the upper floor is three well-proportioned bedrooms and bathroom. Externally, the low maintenance gardens and block-paved driveway enhance the property's curb appeal, while offering practical outdoor space for relaxation and entertaining. EPC - C and Council Tax Band - C.

Located close to 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.



ROOMS

Entrance Hall

The property is entered through a modern double-glazed door into a bright and welcoming hallway. This entrance sets the tone for the home, combining practicality with style, and incorporates a double built-in coat cupboard, providing discreet yet ample storage for outerwear and everyday essentials

Family Room

Front-facing reception room with double-glazed window, chic media unit with integrated electric fire, framed by decorative panelling, creating an impressive feature while recessed ceiling lighting provides a modern finish.

Open-Plan Family Dining Kitchen

Forming the heart of the home, this stunning open-plan family dining kitchen has been designed with contemporary living in mind, seamlessly blending style and function.

The kitchen is fitted with a comprehensive range of sleek wall and base units, complemented by a work surfaces and matching splashback. A striking central island unit provides both additional storage and a breakfast bar seating area, whilst also incorporating an electric hob with a feature extractor positioned above.

The space is enhanced by a full suite of integrated appliances, including a dishwasher, fridge/freezer, microwave and oven, together with a modern sink unit. A side-facing window, rear-facing window and a set of double-glazed doors opening onto the garden ensure an abundance of natural light, while a contemporary-style radiator adds to the modern aesthetic.

Adjoining the kitchen is a versatile sitting space, thoughtfully arranged to create a warm and inviting atmosphere. The focal point is an elegant media wall, incorporating a contemporary electric fire, decorative panelling, shelving and cleverly designed recessed storage.

Cloakroom/Utility Room

Incorporates fitted units to house a washing machine and tumble dryer, together with a built-in sink unit. A low-flush WC, radiator and additional built-in storage cupboard

Landing

The first-floor landing is spacious and light, enhanced by a side-facing double-glazed window. A built-in storage cupboard houses the central heating boiler, while loft access is provided via a pull-down ladder, with the loft benefiting from partial boarding for additional storage

Bedroom 1

Rear facing bedroom with double-glazed window overlooks the rear garden, while a built-in wardrobe.

Bedroom 2

Front facing bedroom with double-glazed window and a built-in wardrobe.

Bedroom 3

Front facing bedroom with double-glazed window and a built-in wardrobe.

Bathroom

Stylish and contemporary fitted three-piece suite comprising a panelled bath with mains shower over and screen, a vanity sink unit with vanity mirror above and low-flush WC. Finished with tiling to both the walls and floor, the room is completed by a double-glazed window and radiator

Externally

The property is set behind a low-maintenance front garden with shillied garden area and a block-paved pedestrian pathway, complemented by a block-paved driveway to the side providing off-street parking. An external water supply is also located to the side, leading through to the rear garden, which is equally low-maintenance in design. The rear garden features a shaped lawn, decorative borders, and a paved patio seating area, offering an ideal space for outdoor relaxation and entertaining.

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.

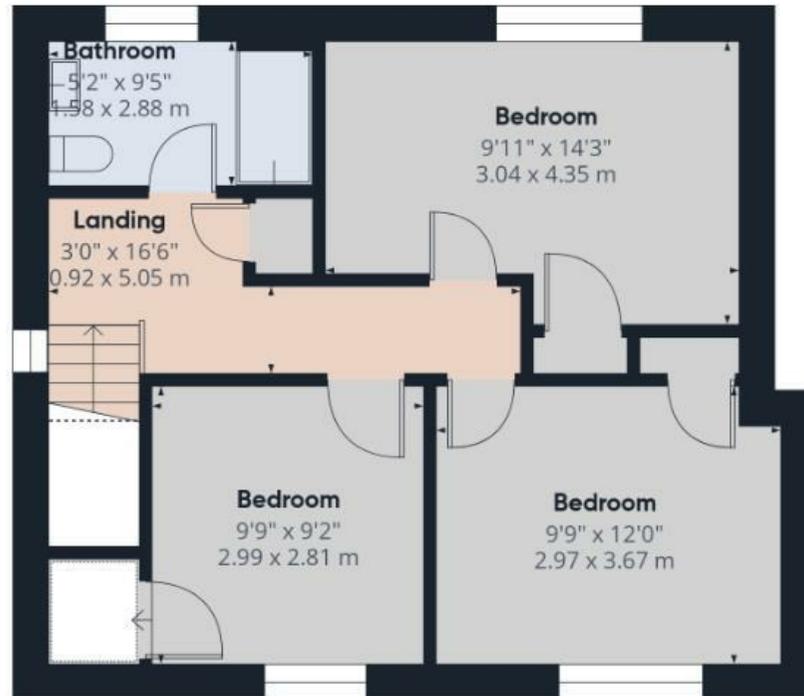
Home Report

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.





Ground Floor



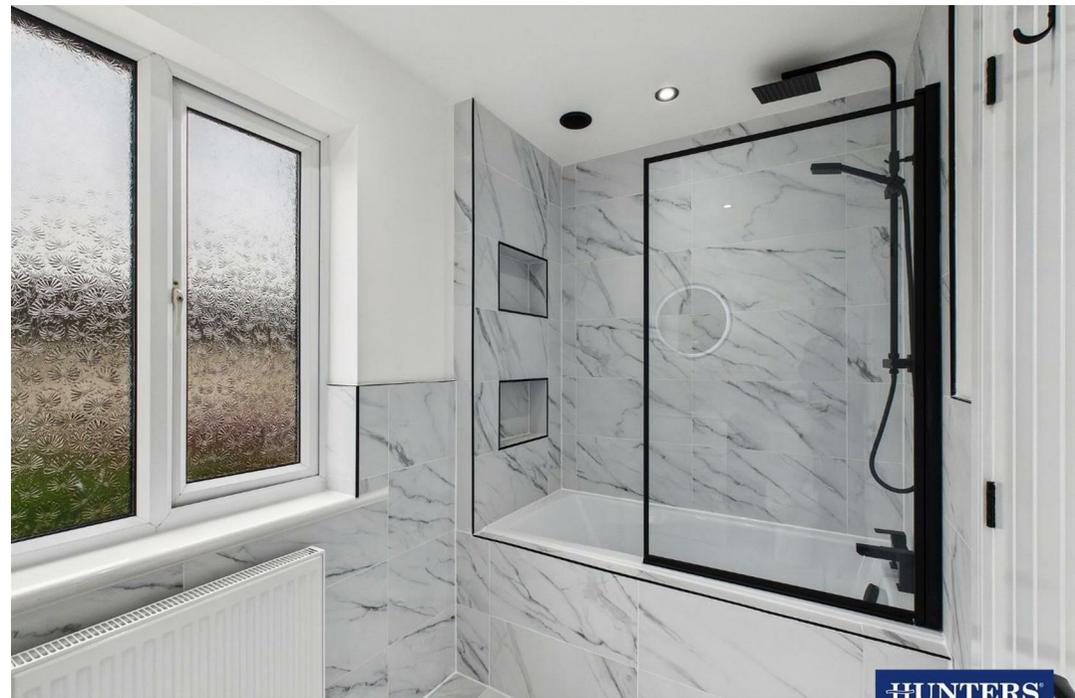
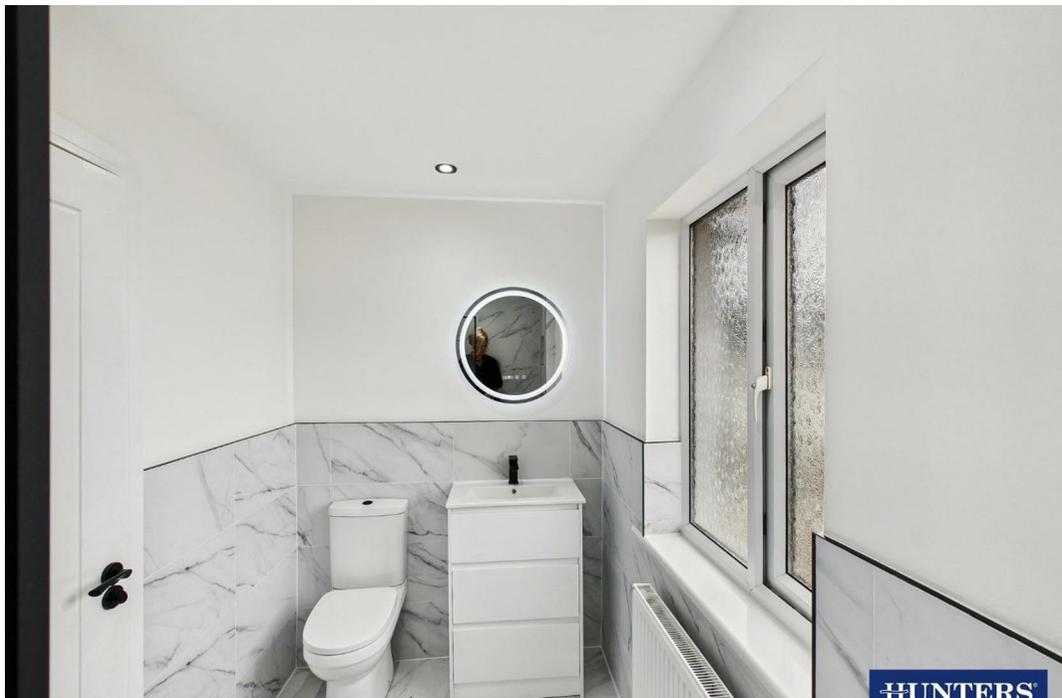
Floor 1

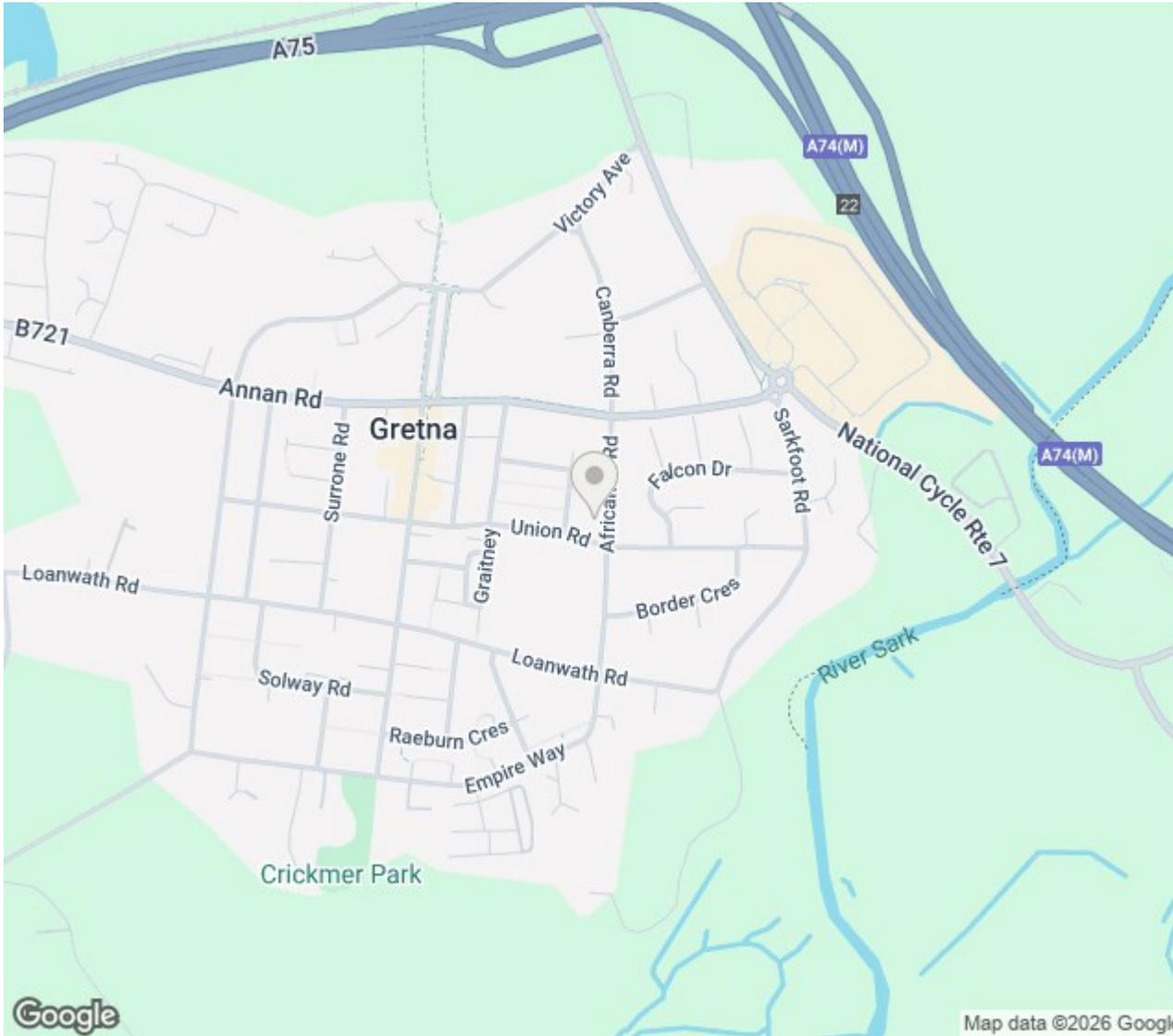
Approximate total area⁽¹⁾
983 ft²
91.4 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC 	

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.

Bridgend, High Street, Annan, DG12 6AG | 01387 245 898 | southwestscotland@hunters.com







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