



HUNTERS®

1 The Beeches, Loanwath Road

Gretna, DG16 5EP

Offers Over £145,000



- No Onward Chain
- Nicely Situated within Gretna
- Two Double Bedrooms
- Ample Off-Road Parking
- Oil Central Heating & Double Glazing

- Spacious & Well Presented Cottage
- Living Room with Open Fireplace
- Entrance Porch with Utility Area
- Perfect for a Range of Buyers
- EPC - E

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A wonderful opportunity to purchase this recently decorated and re-carpeted cottage, which is offered to the market with no ongoing chain and is simply ready for the new owners to move straight in and add their personal touches. Complete with a large living room, two double bedrooms and excellent on-site parking, the property would be suitable to those looking for an easy living home, downsizers or those requiring a lock-up and leave holiday home. A viewing is essential to appreciate.

The accommodation, which has oil central heating and double glazing throughout, briefly comprises entrance porch/utility, living room, hallway, kitchen, two bedrooms and shower room internally. Externally there is a large gated parking/hardstanding area to the front of the property. EPC - E and Council Tax Band - C.

Located close to Gretna town centre, the convenience of this property's 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.

For those who love the great outdoors, there is easy access to the Solway Firth shoreline allowing for picturesque walks. 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 a short walk you can access the train station at Gretna Green, boasting local services through to Dumfries or back towards Carlisle Citadel Station which provides wider rail connections via the West Coast mainline.

ENTRANCE PORCH/UTILITY

Entrance door from the front, internal door to the living room, double glazed window to the front aspect, obscured double glazed window, freestanding oil boiler, fitted worksurface, part-tiled flooring, one bowl stainless steel sink, space and plumbing for a washing machine and a cold water tap.

LIVING ROOM

14'4" x 14'0" (4.37m x 4.27m)

Double glazed window to the front aspect, internal obscured single glazed window, internal door to the hallway, radiator, open fireplace and walk-in storage cupboard.

HALLWAY

Internal doors to the kitchen, two bedrooms and shower room, external door to the rear elevation (See please note below), radiator, loft access point and built-in cupboard housing the water cylinder.

KITCHEN

13'6" x 9'3" (4.11m x 2.82m)

Fitted kitchen comprising base and wall units with worksurfaces and tiled splashbacks above. Electric hob, electric oven, two bowl stainless steel sink with mixer tap, radiator and double glazed window to the rear aspect. Measurements to the maximum points.

BEDROOM ONE

13'4" x 13'1" (4.06m x 3.99m)

Double glazed window to the front aspect, radiator and built-in wardrobes. Measurements to the maximum points.

BEDROOM TWO

11'7" x 11'0" (3.53m x 3.35m)

Double glazed window to the front aspect, radiator and built-in wardrobes.

SHOWER ROOM

7'9" x 5'6" (2.36m x 1.68m)

Three piece suite comprising WC, pedestal wash hand basin and a level-access shower enclosure with electric shower unit. Part-tiled and

part-boarded walls, radiator, extractor fan and an obscured double glazed window.

EXTERNAL

Accessing the front of the property via double metal gates to a large tarmacadam driveway/garden area. Timber shed and oil tank to the front elevation.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - foiled.toasted.evoke

PLEASE NOTE

The external door from the hallway to the rear elevation is for inspection and maintenance of the rear of the building only.

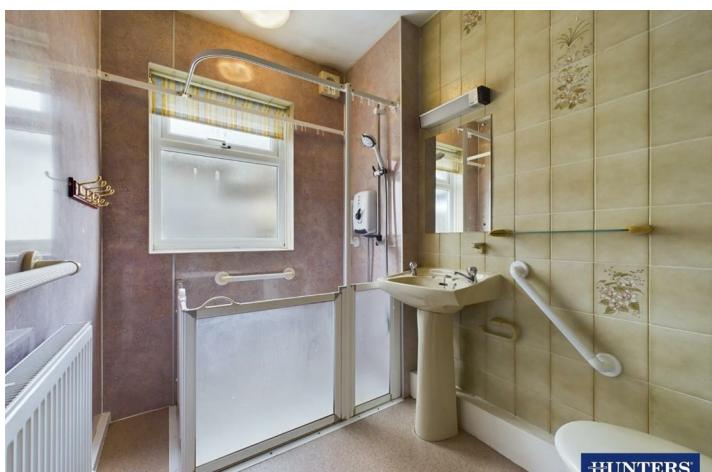
Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, contained floor, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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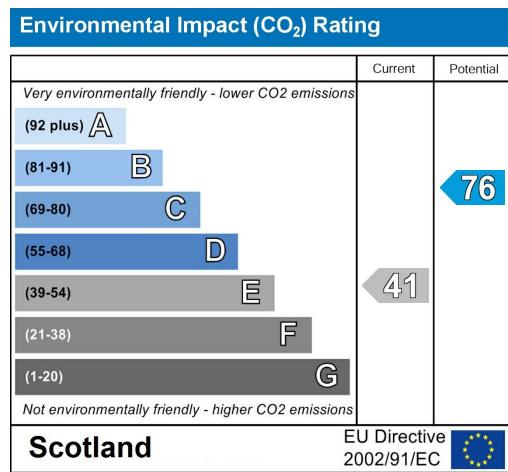
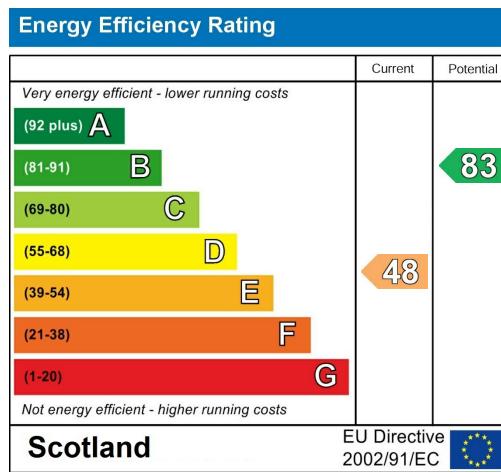






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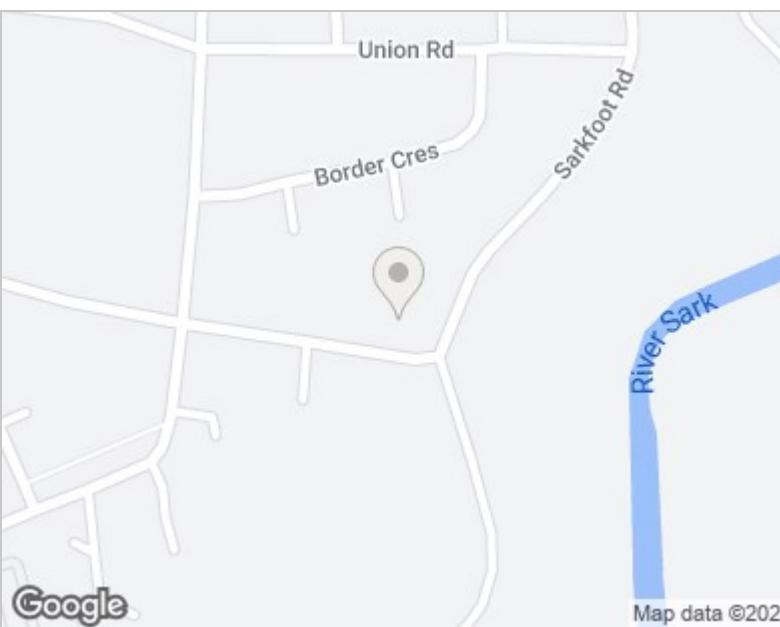
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle 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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