



## Kirtle Place

Gretna, DG16 5DE

Offers Over £110,000



- WOW - Fully Renovated throughout,
- Mid Link House in the heart of Gretna,
- Entrance Hallway, Receptoin Room/Bedroom 3,
- Central Heating, Double Glazing and Sollar Panels,
- No Onward Chain,

- Immaculate, Walk in Condition,
- 2 Bedrooms and Bathroom to First Floor,
- Open Plan Family, Dining Kitchen,
- Front and Rear Garden,
- Energy Rating - C

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Property launch on Friday 20th March between 12 noon and 1 pm, please contact Hunters to schedule your private viewing.

New renovated throughout and in a truly walk-in condition, making it perfect for buyers looking for a property ready to move straight into while still allowing scope to add their own personal touches. The accommodation is both flexible and well-proportioned. To the upper floor there are two comfortable bedrooms along with the family bathroom. The ground floor offers additional versatility, with a reception room that could easily be utilised as a third bedroom, home office, or additional living space depending on the needs of the new owner. At the heart of the home is the impressive open-plan family dining kitchen, creating a wonderful social space ideal for both everyday living and entertaining. From here, doors lead directly out to a charming, low-maintenance garden. No Onward Chain.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C 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.

## GROUND FLOOR:

### HALLWAY

Approached through double glazed door with double glazed side window, incorporating understairs storage area.

### BEDROOM 3/RECEPTION ROOM

Front facing ground floor bedroom or reception room with window to the front elevation incorporating radiator.

### FAMILY, DINING AND KITCHEN

Open plan rear facing reception and kitchen area with fitted base and wall units with complimentary work surface over, 4 ring electric with electric oven below, space for a fridge freezer and plumbing for washing machine. Radiator, window to the rear elevation, double glazed door with side window,

## FIRST FLOOR:

### LANDING

### BEDROOM ONE

Front facing bedroom with two double glazed windows, radiator and overstair storage cupboard.

### BEDROOM TWO

Rear facing bedroom incorporating window to the rear elevation and radiator.

### BATHROOM

Incorporating 3 pieces suite comprising panelled bath with shower over, pedestal wash hand basin, low-level WC, window and heated towel rail.

## EXTERNAL:

To the front of the property is approached through gated access with fence enclosure with pedestrian pathway. To the rear of the property is a fence enclosed shilled garden with pedestrian access and pathway.

## WHAT3WORDS:

For the location of this property, please visit the [What 3 Words App](#) and enter - picnic.terminal.tenses

## 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.

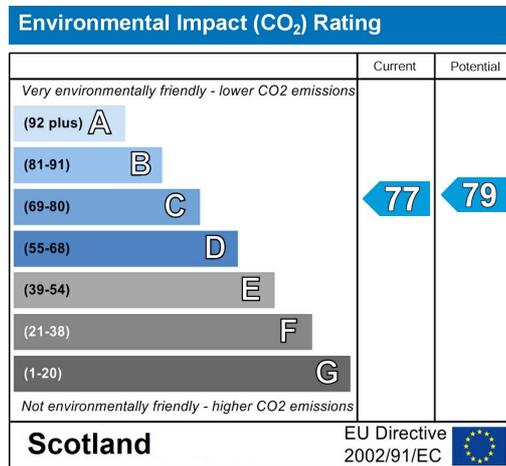
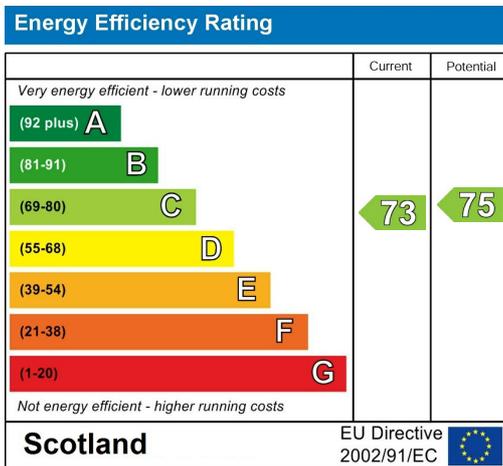
# Floorplan







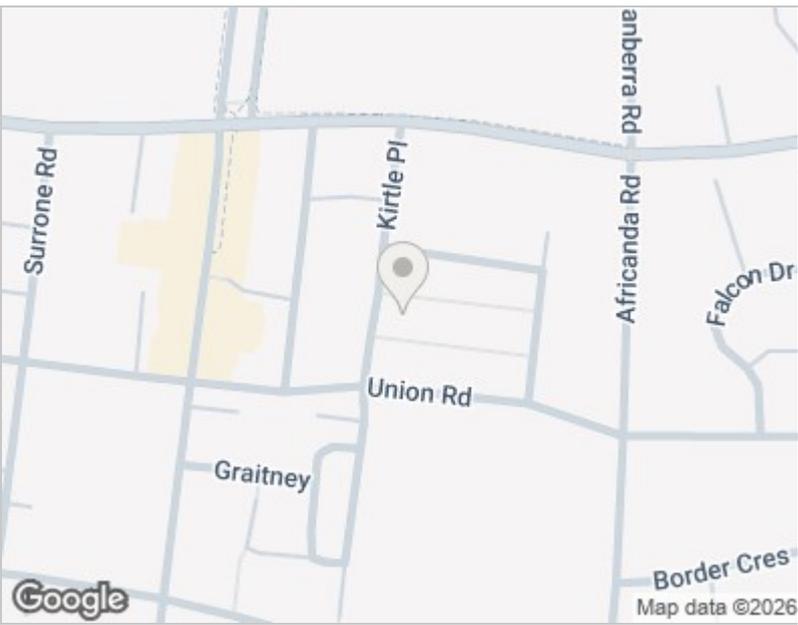
### Energy Efficiency Graph



### Viewing

Please contact our Annan Office on 01387 245898 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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