



Dominion Road

Gretna, DG16 5AP

Offers Over £125,000



- End of Terrace House
- Well Presented Throughout
- Modern White-Gloss Breakfast Kitchen
- Four Piece Family Bathroom
- Ideal for First Time Buyers, Young Families & Downsizers

- Conveniently Located within Gretna
- Spacious Living Room with Patio Doors
- Three Bedrooms
- Gardens to the Front & Rear
- EPC - C.

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This three-bedroom end of terrace home boasts a light and airy interior and would make an excellent purchase for first time buyers, young families and downsizers alike. A modern white-gloss breakfast kitchen, spacious living room with feature media wall and a entrance porch/conservatory complete the ground floor living and entertaining space whilst three bedrooms and a modern four-piece family bathroom occupy the first floor. Externally, there is a garden area with patio to the front and a generous fully-paved rear garden. The property is located only a short distance from Gretna town centre meaning there is a wealth of amenities on the doorstep. Contact Hunters today to schedule your viewing.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance porch/conservatory, hallway, living room and breakfast kitchen to the ground floor with a landing, three bedrooms and family bathroom on the first floor. Externally there is gardens to the front and rear, with communal parking in the vicinity. EPC - C and Council Tax Band - B.

Located moments away from 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 hours drive South.

GROUND FLOOR:

ENTRANCE HALL/PORCH

8'6" x 6'0" (2.59m x 1.83m)

Entrance door from the front, internal door to the hallway, two double glazed windows to the front aspect, and a radiator.

HALL

Internal door to the living room, stairs to the first floor landing and a built-in cupboard.

LIVING ROOM

19'7" x 10'2" (5.97m x 3.10m)

Tiled media wall with electric fire, recessed spotlights, recessed sound system, radiator, under-stairs cupboard, internal door to the breakfast kitchen and double glazed patio doors to the rear garden. Measurements to the maximum points.

DINING KITCHEN

19'7" x 9'11" (5.97m x 3.02m)

Fitted gloss kitchen with breakfast bar comprising a range of base, wall, drawer and tall units with matching worksurfaces and splashbacks above. Integrated eye-level double oven, gas hob, extractor unit, integrated washing machine, space for an American fridge freezer, designer one and a half bowl sink with mixer tap, wall-mounted and enclosed gas boiler, built-in cupboard, recessed spotlights, under-counter lighting, radiator, double glazed window to the front aspect and a double glazed external door to the rear garden. Measurements to the maximum points.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and family bathroom, and a loft access point.

BEDROOM ONE

12'8" x 10'1" (3.86m x 3.07m)

Double glazed window to the rear aspect, radiator and fitted wardrobes.

BEDROOM TWO

11'5" x 10'1" (3.48m x 3.07m)

Double glazed window to the rear aspect and a radiator. Measurements to the maximum points.

BEDROOM THREE

7'8" x 6'9" (2.34m x 2.06m)

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

FAMILY BATHROOM

9'11" x 6'5" (3.02m x 1.96m)

Four piece suite comprising a WC, vanity wash hand basin, bath with hand shower attachment and a shower enclosure benefitting a mains shower with rainfall shower head. Fully-tiled walls, designer towel radiator, illuminated mirror, recessed spotlights, extractor fan and an obscured double glazed window.

EXTERNAL

Front Garden:

Lawned garden area, paved pathway and paved seating area with gate to the front pathway.

Rear Garden:

Fully paved rear garden with access gate to the side pathway.

Parking:

Two communal parking areas are available within the vicinity, with further on-street parking available.

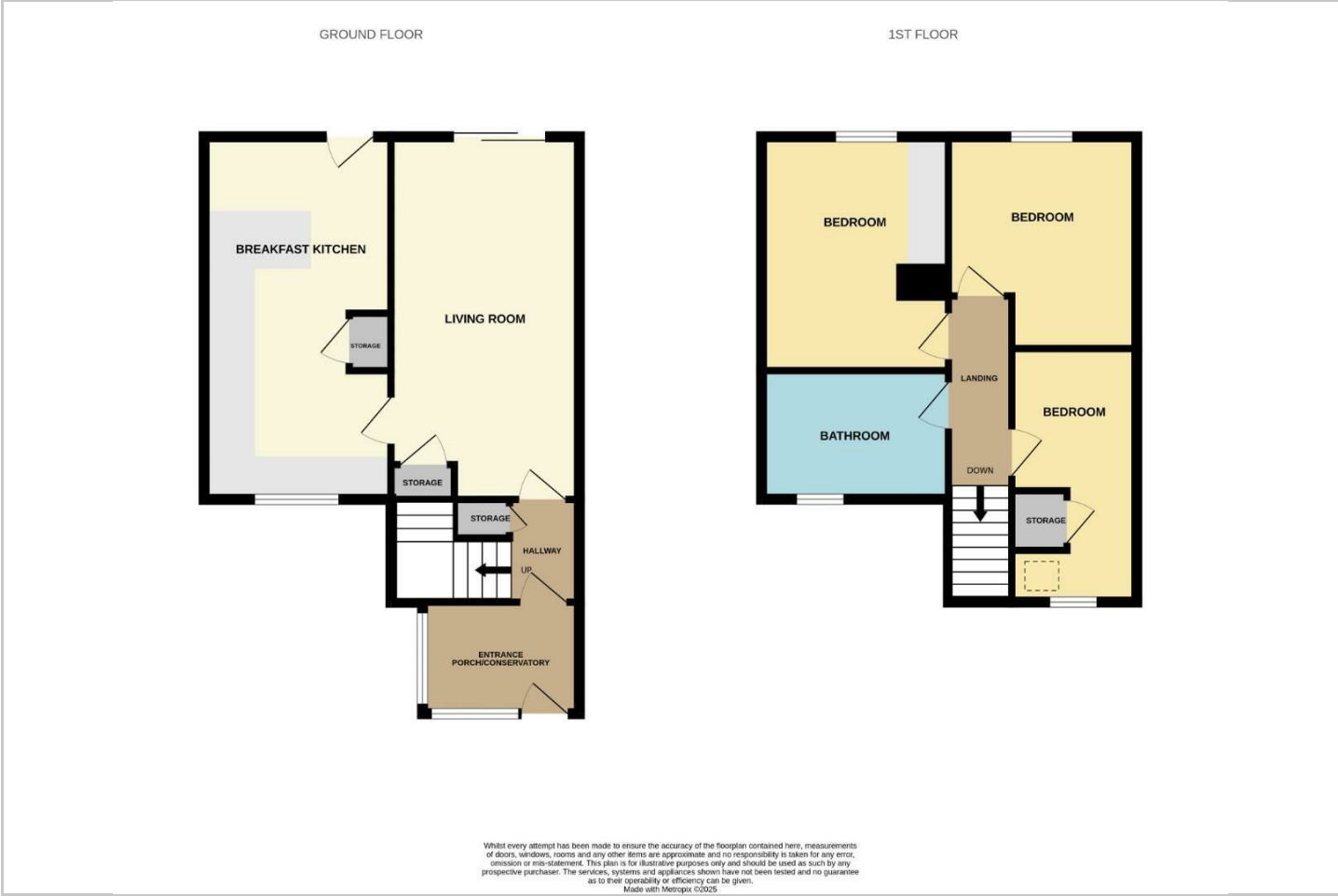
WHAT3WORDS

For the location of this property please visit the [What 3 Words App](https://www.what3words.com/) and enter - delusions.turkeys.churn

Home Report

Home Report link in the brochure section of the Rightmove. Home Report link in the additional links section of Zoopla.

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
Made with Miroplan 5.0.025

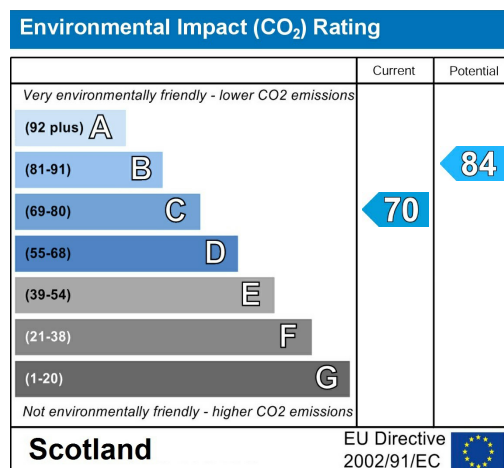
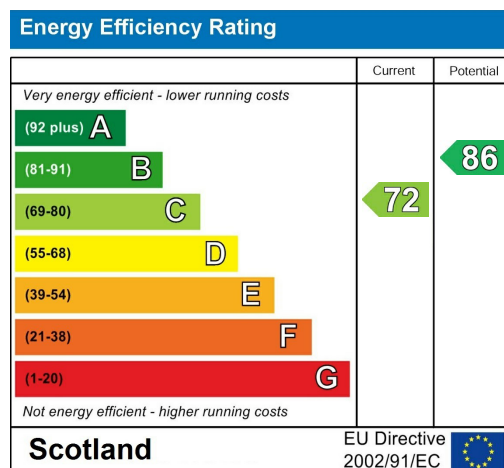






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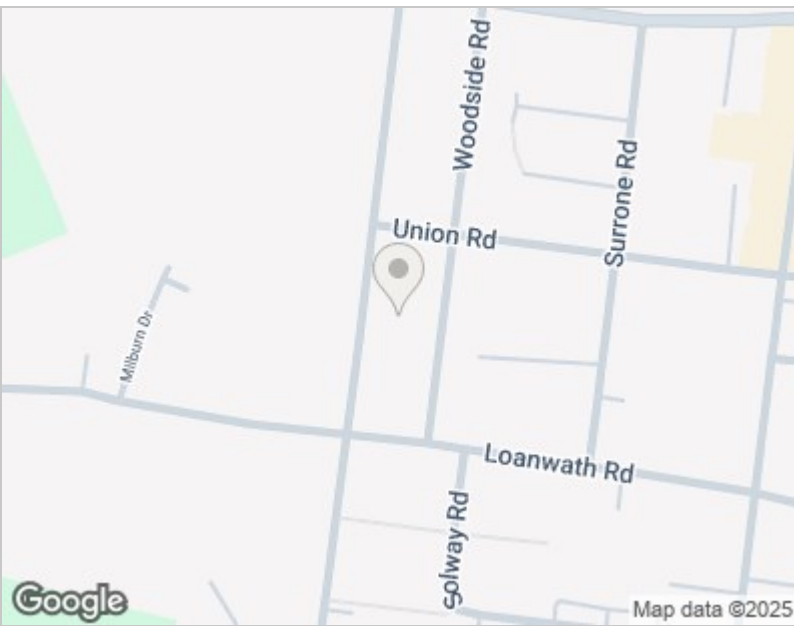
Energy Efficiency Graph



Viewing

Please contact our Hunters South West Scotland on 01387 245 898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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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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