



## Morven, Main Street

Springfield, Gretna, DG16 5EJ

Guide Price £150,000



- Mid-Terraced Cottage
- Open Plan Living Dining Room
- Modern Three-Piece Bathroom
- Large Rear Garden
- No Onward Chain

- Deceptively Spacious Accommodation
- Three Bedrooms
- Off Road Parking & Garage
- Desirable Village Location
- EPC - D

# Main Street

Springfield, Gretna, DG16 5EJ

Guide Price £150,000



No Onward Chain - This three bedroom mid-terrace cottage is conveniently located within Springfield and is close to a range of local amenities. Deceptively spacious, the property enjoys a large open plan living dining room with separate kitchen and three bedrooms plus modern upgraded bathroom. Outside there is a beautiful rear garden with the addition of garage and off-road parking. Viewing is imperative to appreciate.

The single level accommodation briefly comprises entrance hall, living dining room, kitchen, hallway, three bedrooms and bathroom internally with a large rear garden, off road parking and garage at the rear. Double glazing and gas central heating. EPC - D and Council Tax Band - D.

Located in the heart of Springfield, the convenience of the location is perfect. Within walking distance you can reach attractions including the World Famous Blacksmiths Shop, Caledonia Park Outlet Village and Gretna & Gretna Green, which boast convenience stores, bakers, butchers and hairdressing salons. Access to the A74(M) and the A75 which provide access to Central Scotland and South West Scotland. Access to the Lake District National Park within 1 hours drive South. Gretna Green also benefits a railway station, which has regular trains towards Dumfries and Carlisle.

## ENTRANCE HALL

Entrance door from the front with internal door to the living dining room. Loft access hatch.

## LIVING DINING ROOM

Open plan living dining complete with two double glazed windows to the front aspect, two radiators, built in storage cupboards and electric fire with tiled hearth. Internal door to the kitchen.

## KITCHEN

Fitted kitchen with base, wall and drawer units with worksurfaces above. Integrated double oven with gas hob and extractor unit above. Integrated dishwasher, washing machine and microwave. One bowl stainless steel sink with mixer tap. Under-counter space allowing for a fridge and freezer. External door to the rear with double glazed window to the rear aspect. Radiator. Internal door to the hallway.

## HALLWAY

Doors leading to three bedrooms and bathroom. Loft access hatch.

## BEDROOM ONE

Double bedroom complete with large fitted wardrobes with sliding and mirrored doors, radiator and double glazed window to the front aspect.

## BEDROOM TWO

Double bedroom complete with radiator, fitted wardrobes and double glazed window to the rear aspect.

## BEDROOM THREE

Single bedroom complete with radiator and double glazed window to the rear aspect.

## BATHROOM

White three piece suite comprising WC, wash hand basin and bath with electric shower over. Recessed spotlights, panelled walls, heated towel rail, extractor fan and obscured double glazed window.

## GARAGE/STORE

Accessed via double doors from the lane.

## EXTERNAL

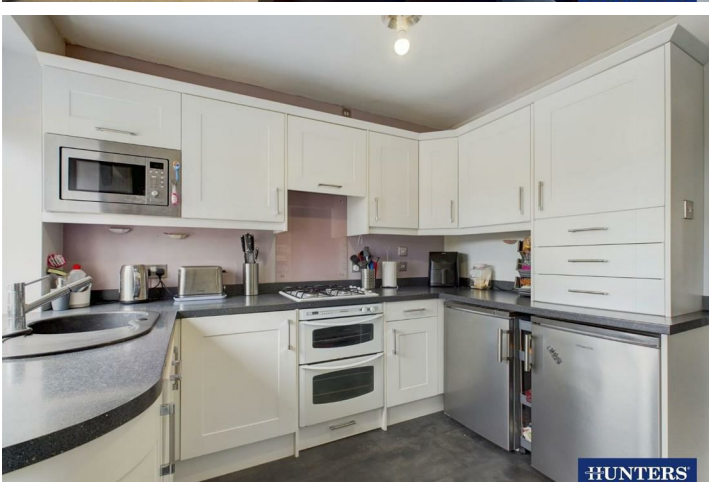
To the rear of the property is a shared access lane separating the property from the garden. Off road parking for two vehicles with large lawned rear garden with mature trees and bushes. Decked seating area and timber garden shed. Cold water tap to the rear of the property.

## WHAT3WORDS

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



Floorplan



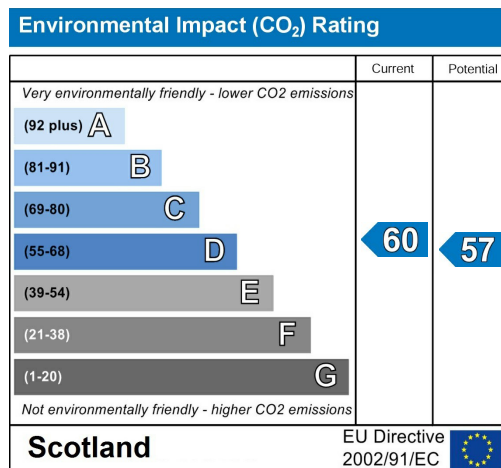
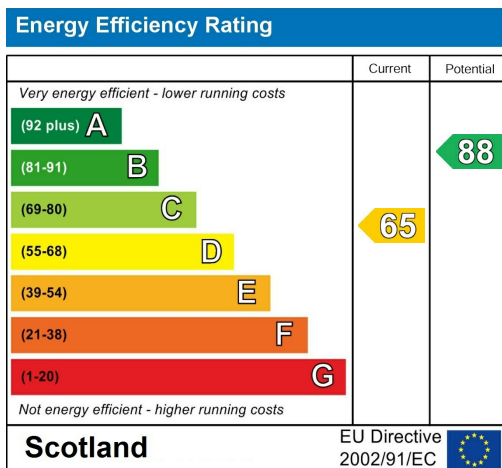






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## Energy Efficiency Graph



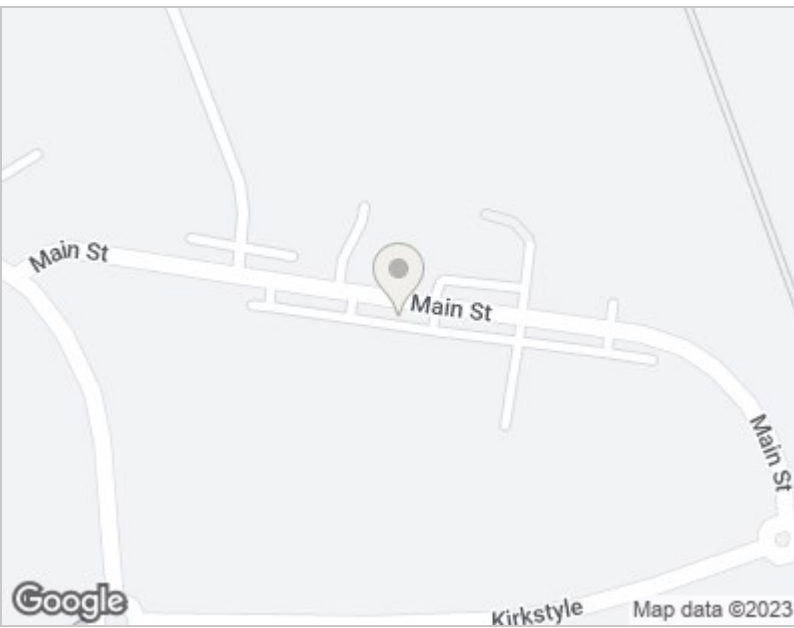
## Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01228 584249



Road Map



Hybrid Map





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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