



Empire Park

Gretna, DG16 5FE

Asking Price £260,000



- Modern Detached Family Home
- Open Plan Dining Kitchen with Utility Room
- Four Double Bedrooms
- Off Road Parking & Integral Garage
- Timber Summer House, Security Alarm System & External CCTV
- Well Presented Throughout
- Bay-Fronted Living Room
- Family Bathroom & Master En-Suite Shower Room
- Landscaped Rear Garden
- EPC - B

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This four-bedroom detached family home is well presented throughout and boasting many attractive features for modern family living. Internally the property has a contemporary dining kitchen plus a large bay-fronted living room whilst upstairs, all bedrooms are double bedrooms with the addition of a master en-suite. Stepping outside, you have beautifully landscaped rear gardens with the addition of a large timber summer house, perfect for outdoor entertaining. A viewing comes highly recommended.

The accommodation briefly comprises hallway, living room, dining kitchen, utility room and WC/cloakroom to the ground floor with a landing, master bedroom with en-suite, three further double bedrooms and family bathroom on the first floor. Integral single garage. Externally the property has off-road parking plus front and rear gardens. Gas central heating and double glazing throughout. EPC - B and Council Tax Band - E.

Located on the fringe of Gretna within a sought after residential location, 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.

HALLWAY

Entrance door from the front with internal doors to the living room and dining kitchen. Stairs to the first floor with small under-stairs cupboard, radiator and security alarm panel.

LIVING ROOM

Radiator and double glazed bay window to the front aspect.

DINING KITCHEN

Contemporary fitted gloss kitchen with a range of base, wall, drawer and tall units with matching granite worksurfaces and upstands above. Integrated fridge freezer, extractor unit, integrated dishwasher, inset one and a half bowl stainless steel sink with mixer tap, recessed spotlights, radiator, double glazed French doors to the rear garden and internal door to the utility room. The 'Stoves' gas range cooker with five-burner hob is available subject to price negotiation.

UTILITY ROOM

Fitted base units with worksurface above. Space and plumbing for a washing machine, space for a tumble drier, space for a fridge freezer, one and a half bowl stainless steel sink with mixer tap, tiled flooring, recessed spotlights, extractor fan, radiator, double glazed window to the rear aspect, external door to the rear and internal doors to the WC/cloakroom and garage.

WC/CLOAKROOM

Two piece suite comprising WC and wash hand basin. Tiled flooring, radiator and extractor fan.

INTEGRAL GARAGE

Integral single garage complete with electric roller door, power, lighting, tiled flooring and wall mounted 'Worcester' gas boiler.

LANDING

Stairs up from the ground floor with internal doors to four bedrooms and family bathroom. Loft access point, double glazed Velux window and storage cupboard.

MASTER BEDROOM

Double bedroom complete with double glazed window to the front aspect, radiator and built-in wardrobe. Internal door to the en-suite shower room.

MASTER EN-SUITE

Three piece suite comprising WC, pedestal wash hand basin and shower enclosure benefitting mains shower with rainfall shower head. Chrome towel radiator and extractor fan.

BEDROOM TWO

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

BEDROOM THREE

Double bedroom complete with double glazed window to the rear aspect, radiator and built-in wardrobe with double doors.

BEDROOM FOUR

Double bedroom complete with double glazed window to the front aspect, radiator and built-in wardrobe with double doors.

FAMILY BATHROOM

Four piece family bathroom comprising WC, pedestal wash hand basin, bath and shower enclosure benefitting mains shower with rainfall shower head. Chrome towel radiator, extractor fan and obscured double glazed window.

EXTERNAL

To the front of the property is a block-paved driveway providing off road parking for two vehicles, with a further walled front garden. Paved pedestrian access down one side of the property toward the rear garden. The rear garden benefits two paved seating areas, lawned garden and a timber summerhouse with power and lighting internally. Further timber shed to the side elevation. Electricity socket and cold water tap to the rear.

WHAT3WORDS

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

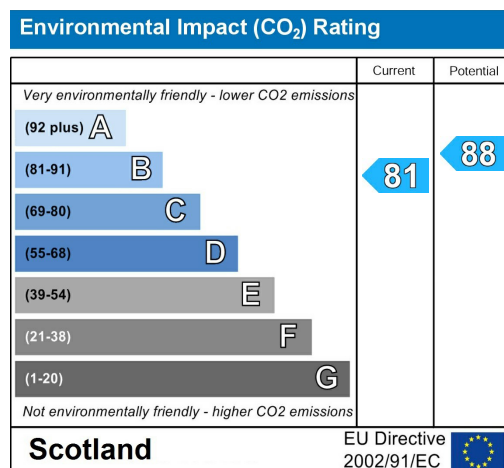
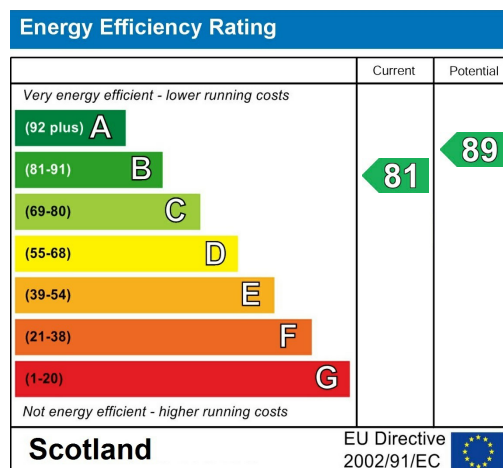
Floorplan







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





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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