



Mossknowe Place

Gretna, DG16 5DD

Offers Over £100,000



- No Onward Chain
- Located Close to Gretna Town Centre
- Large Kitchen
- Bright Three-Piece Bathroom
- Gardens & Off-Street Parking

- End-Terrace House
- Open-Plan Living & Dining Room
- Two Double Bedrooms
- Excellent Storage Throughout
- EPC - D

Mossknowe Place

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PROPERTY LAUNCH - Wednesday 16th July between 3:30pm and 5pm. Contact Hunters today to schedule your private viewing appointment.

NO CHAIN – A fantastic opportunity to purchase a spacious two-bedroom end-terrace home, ideally located just a short walk from Gretna town centre, with its excellent range of shops, amenities, and schools. Well-suited to first-time buyers, young families, or investors, this well-proportioned property offers plenty of scope to make it your own and includes a generous open-plan living and dining room, a large kitchen, two good-sized double bedrooms, and a bright three-piece bathroom. Of further note, the property benefits from excellent storage options throughout, including built-in wardrobes and cupboards in both bedrooms. Externally, the home boasts off-street parking and a large garden, offering fantastic potential for outdoor enjoyment or further landscaping. Contact Hunters today to schedule your private viewing appointment.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, kitchen and living & dining room to the ground floor with a landing, two bedrooms and bathroom to the first floor. Externally there is off-street parking and gardens to the front, side and rear. EPC - D and Council Tax Band - B.

Located close to 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 hour drive South.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

11'6" x 8'3" (3.51m x 2.51m)

Entrance door from the front, doorway to the kitchen, stairs to the first floor landing, and a radiator.

KITCHEN

10'5" x 10'5" (3.18m x 3.18m)

Fitted kitchen comprising base and wall units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, one and a half bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, space for a fridge freezer, under-stairs cupboard, radiator, tiled flooring, doorway to the living & dining room, external door to the side garden and a double glazed window to the rear aspect. Measurements to the maximum points.

LIVING & DINING ROOM

21'7" x 10'6" (6.58m x 3.20m)

Double glazed window to the front aspect, double glazed window to the rear aspect, two radiators and a decorative fireplace. (We have been advised the fireplace could be opened back up and has a connection of gas available) Measurements to the maximum points.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and bathroom, loft-access point and a built-in cupboard housing the wall-mounted gas boiler and a radiator.

BEDROOM ONE

15'7" x 9'10" (4.75m x 3.00m)

Two double glazed windows to the front aspect, radiator and two built-in wardrobes/cupboards.

BEDROOM TWO

10'7" x 9'10" (3.23m x 3.00m)

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

BATHROOM

8'2" x 5'0" (2.49m x 1.52m)

Three piece suite comprising a WC, pedestal wash basin and bath with electric shower over. Part-tiled walls, radiator and an obscured double glazed window.

EXTERNAL:

Front & Side Gardens:

To the front of the property is a lawned garden area with further gravelled areas to the side and a variety of mature

shrubs and bushes. To the side of the property is a small paved seating area and timber garden shed. A gate with pathway allows access to the front pavement.

Rear Garden & Parking:

To the rear of the property is a generous lawned garden including washing line, with an area of parking to the side which allows off-street parking for one/two vehicles. An external cold water tap is located to the rear elevation.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - rooks.mutual.comedians

AML DISCLOSURE

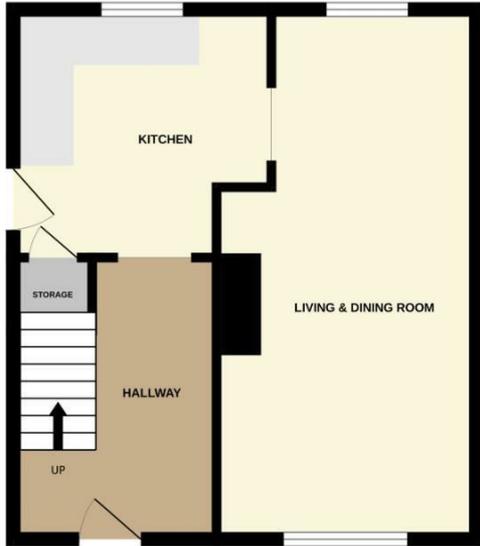
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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

This properties Home Report 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

GROUND FLOOR



1ST FLOOR



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.
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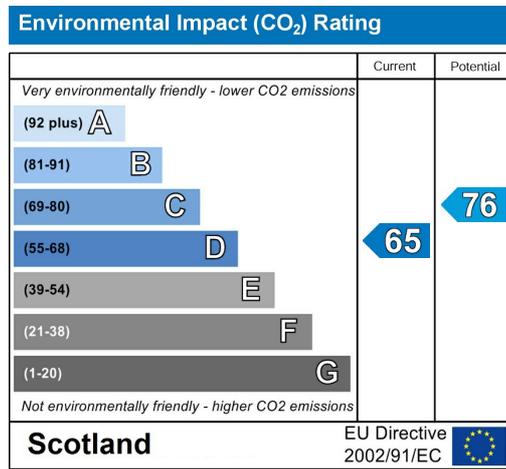
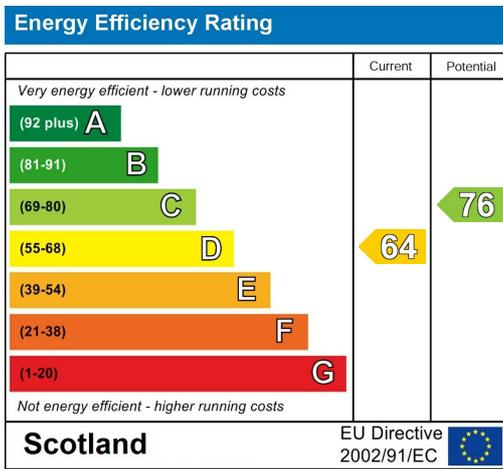


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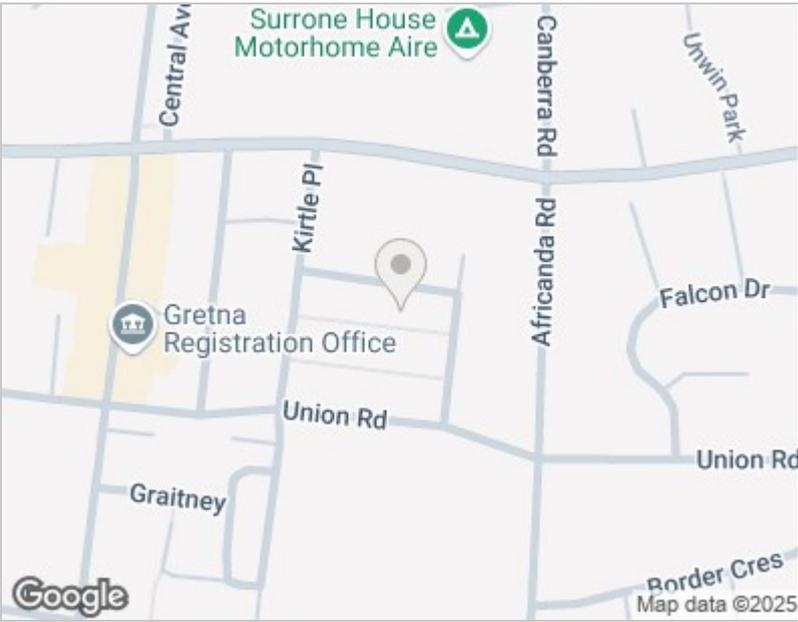
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland 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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