



## Union Road

Gretna, DG16 5JT

Offers Over £165,000



- No Onward Chain
- Modernised & Immaculately Presented Throughout
- Stylish Dining Kitchen with Integrated Appliances
- Three Bedrooms & Contemporary Family Shower Room
- Ample Off-Street Parking & Detached Garage

- Semi-Detached House in Popular Gretna Location
- An Ideal Home for Families, First-Time Buyers & Downsizers
- Spacious Living Room with Electric Fire
- Large Enclosed Rear Garden with Two Timber Sheds
- EPC - C

# Union Road

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Beautifully presented and thoughtfully modernised throughout, this three-bedroom semi-detached home occupies an excellent plot and is ready to welcome its new owners. Boasting a generous rear garden, detached garage and ample off-street parking, the property represents a fantastic opportunity for families, first-time buyers or anyone looking to downsize with minimal compromise. Internally, the ground floor offers a bright and spacious living room featuring a contemporary wall-mounted electric fire, creating a cosy and inviting space to relax, along with an impressive dining kitchen, complete with modern fitted units, integrated appliances and plenty of room for dining and socialising, making it a standout feature of the home. To the first floor there are three bedrooms, alongside a sleek and contemporary shower room finished to a high standard. Externally, the property continues to impress, the expansive rear garden provides superb outdoor space for entertaining, gardening, children's play or simply unwinding in the sunshine. To the front, the convenience of plentiful off-street parking is complemented by access to a detached garage, perfect for storage or hobby use. An outstanding property not to be missed. Contact Hunters today to arrange your viewing.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - C.

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.

Tel: 01387 245898

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front, internal door to the living room, radiator, and stairs to the first floor landing.

### LIVING ROOM

Double glazed window to the front aspect, radiator, wall-mounted electric fire, and an internal door to the dining kitchen.

### DINING KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric oven, electric hob, designer extractor unit, integrated dishwasher, integrated washing machine, integrated fridge freezer, integrated wine-cooler, one and a half bowl sink with mixer tap, radiator, under-stairs cupboard, double glazed sliding patio door to the rear garden, and a double glazed window to the rear aspect.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor entrance hall, internal doors to three bedrooms and shower room, loft-access point, and an obscured double glazed window.

### BEDROOM ONE

Double glazed window to the rear aspect, radiator, and a built-in cupboard with wall-mounted gas boiler.

### BEDROOM TWO

Double glazed window to the front aspect, and a radiator.

### BEDROOM THREE

Double glazed window to the front aspect, radiator, and an over-stairs store.

### SHOWER ROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a corner shower enclosure with electric shower unit. Fully-boarded walls, chrome towel radiator, recessed spotlights, extractor fan, and an obscured double glazed window.

## EXTERNAL:

### Front Garden & Parking:

To the front of the property is a low-maintenance gravelled garden, which offers the potential to create further off-street parking if desired, alongside a block-paved driveway providing parking for two vehicles. From the driveway, there is access into the entrance hall, the detached garage, and a gate leading to the rear garden.

### Rear Garden:

To the rear of the property is a large, fully enclosed garden featuring a generous lawn with mature borders, a block-paved seating area positioned outside the dining kitchen patio doors, two sizeable timber sheds, and an external cold water tap.

## GARAGE

Manual up and over garage door, pedestrian access door, power and lighting.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [script.friction.eventful](https://script.friction.eventful)

## AML DISCLOSURE:

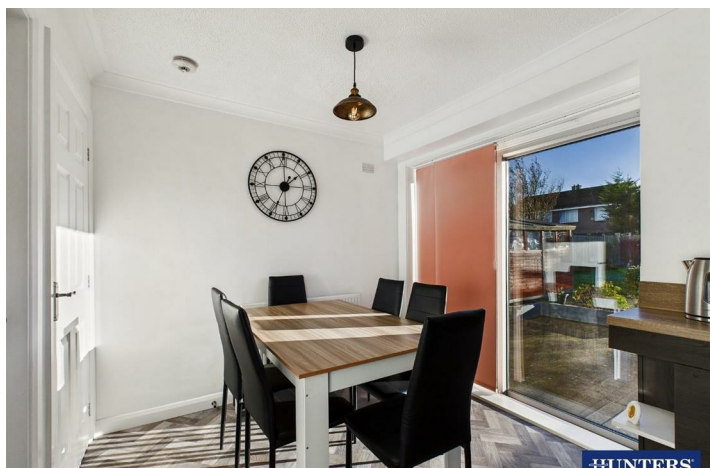
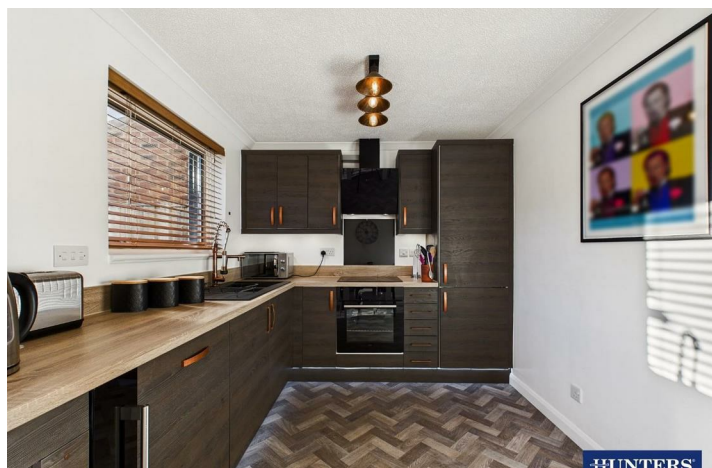
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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





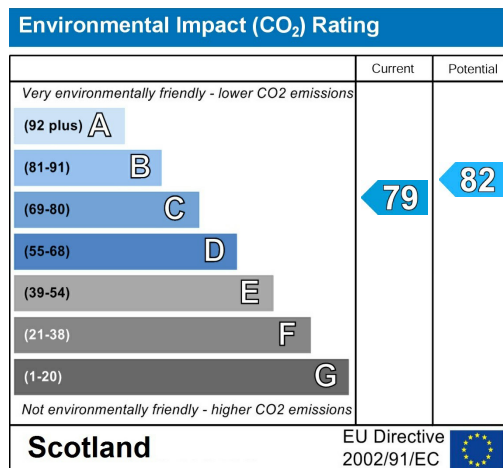
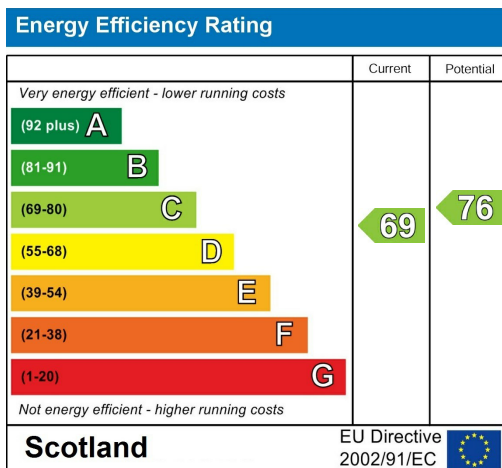






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## Energy Efficiency Graph



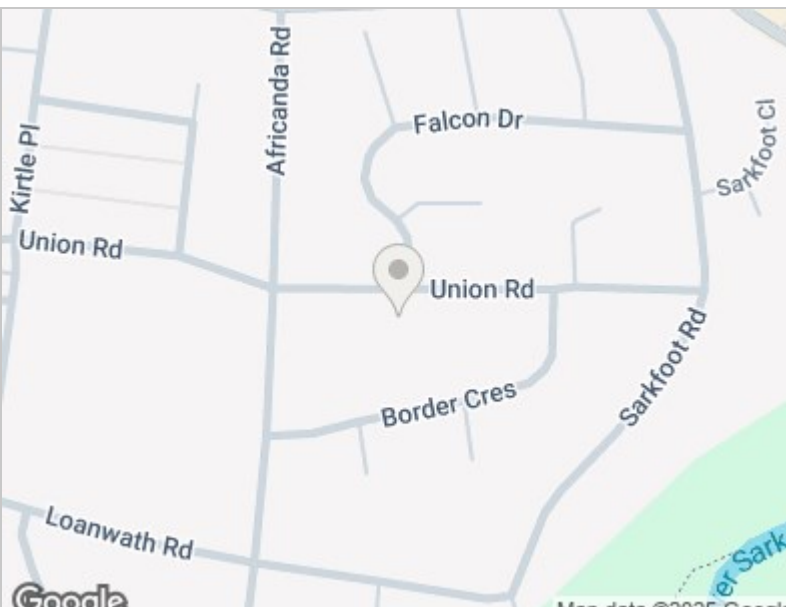
## Viewing

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.

Tel: 01387 245898



Road Map



Hybrid Map



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HERE TO GET *you* THERE

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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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