



St Ninians Grove, , Gretna, DG16 5LN

- Versatile Detached Dorma Bungalow
- Dining Kitchen with Adjoining Utility Room
- Three Bedrooms plus Nursery/Study
- On-Site Parking & Detached Single Garage
- Close to Gretna Town Centre
- Immaculately Presented Throughout
- Living Room & Sun Room
- Master En-Suite & Modern Family Bathroom
- Double Glazing & Gas Central Heating
- EPC - C

Fixed Asking Price £220,000



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DESCRIPTION

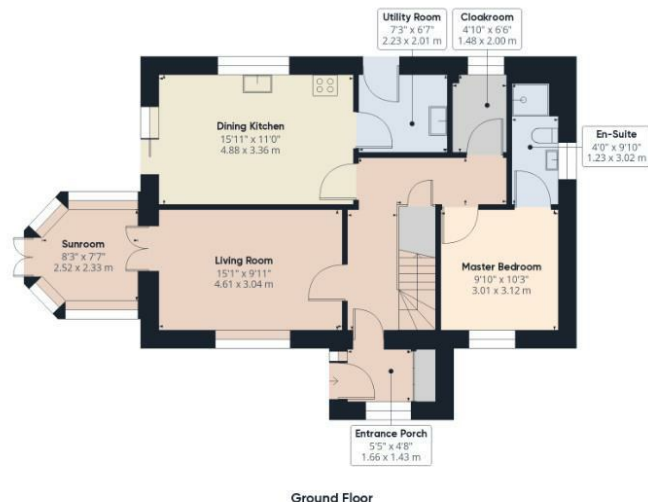
This immaculately presented Dorma Bungalow enjoys a wonderful plot on the entrance to St Ninians Grove with views towards the Anvil Hall to the front and field views to the rear. Having been further upgraded by the current owners, the property is offered in an impeccable move-in condition and offers a spacious and versatile living space. Stepping outside, the gardens are perfectly manicured and landscaped with the addition of on-site parking and a detached garage. A viewing is imperative to appreciate the location, presentation and space.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises entrance hall, hallway, living room, sunroom, dining kitchen, utility room, master bedroom, master en-suite and cloakroom to the ground floor with a landing, two bedrooms, nursery/study and bathroom on the first floor. Externally there are gardens to the front and rear, on-site parking and a detached single garage. EPC - C and Council Tax Band - E.

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.







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Approximate total area⁽¹⁾
1241.17 ft²
115.31 m²

Reduced headroom
100.29 ft²
9.32 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewings

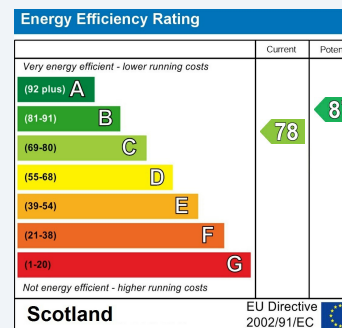
Please contact centralhub@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.