



## Surrone Road

Gretna, DG16 5AL

Offers Over £145,000



- Extended End-Terrace House
- Exceptionally Well Presented Throughout
- Large Front-Aspect Living Room plus Sunroom to the Rear
- Ground Floor Shower Room & First Floor Bathroom
- Gardens to the Front and Rear
- Conveniently Located within Gretna
- Spacious & Modern Dining Kitchen
- Two Double Bedrooms
- Ample Off-Road Parking plus Detached Double Garage
- EPC - TBC

# Surrone Road

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This two bedroom end-terrace home has been nicely extended to create a wonderful living space internally and benefits a large detached double garage and ample off-road parking externally. The property is exceptionally well presented throughout and flows perfectly from room to room, including a stunning open-plan dining kitchen, spacious living room and a large sunroom overlooking the rear garden, furthermore, both bedrooms are doubles and there is both a downstairs shower room and first floor bathroom. There is a generous driveway to the front, which extends to the side of the property towards the large detached double garage, meaning there is excellent parking options for numerous vehicles. Completing the outside, there are lawned gardens to the front, side and rear. A viewing is imperative to appreciate the space, quality and location of this excellent home.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room, dining kitchen, sunroom and shower room to the ground floor with a landing, two double bedrooms and bathroom to the first floor. Externally there is gardens to the front and rear, off-road parking and a detached double garage. EPC - TBC and Council Tax Band - C.

Located moments away from 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 hours drive South.

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front, internal door to the living room, radiator, stairs to the first floor landing and an under-stairs cupboard with lighting internally.

### LIVING ROOM

Double glazed window to the front aspect, radiator and an internal door to the sunroom.

### SUNROOM

Two double glazed windows to the rear aspect, double glazed French doors to the rear garden, and a radiator.

### DINING KITCHEN

#### Kitchen Area:

Fitted kitchen with breakfast bar comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric double oven, electric hob, extractor unit, space and plumbing for a washing machine, space and plumbing for a slimline dishwasher, space for a fridge freezer, one bowl ceramic sink with mixer tap, recessed spotlights, under counter lighting, radiator, double glazed window to the rear aspect, two double glazed Velux windows and an internal door to the shower room.

#### Dining Area:

Recessed spotlights, designer vertical radiator and an internal door to the sunroom.

### SHOWER ROOM

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

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and bathroom, recessed spotlights, loft access point and a double glazed window to the side aspect.

### BEDROOM ONE

Two double glazed windows to the front aspect, recessed spotlights, radiator and an over-stairs cupboard with double doors and lighting internally.

### BEDROOM TWO

Double glazed window to the rear aspect, recessed spotlights and a radiator.

### BATHROOM

Three piece suite comprising a vanity WC and wash hand basin combination unit and a P-shaped bath benefitting a mains shower with rainfall shower head. Part-boarded walls, chrome towel radiator, recessed spotlights and an obscured double glazed window.

### EXTERNAL:

#### Front Garden/Parking:

Lawned front garden, further raised lawned garden, block-paved driveway and a gravelled garden/parking area with timber gate to the rear/side elevations.

#### Rear Garden:

Lawned garden with pedestrian access door into the garage and a gravelled garden area in-front of the garage, extending to the side of the property. Further to the rear garden is an external cold water tap and electricity socket.

### DOUBLE GARAGE

Electric roller garage door, pedestrian access door, power, lighting and a security alarm system.

### WHAT3WORDS

For the location of this property please visit the [W h a t 3 W o r d s A p p a n d e n t e r - adopting.twisting.simulates](https://what3words.com/app/and/enter)

### HOME REPORT

Home Report link in the brochure section of the Rightmove listing. Home Report link in the additional links section of Zoopla listing.

## Floorplan

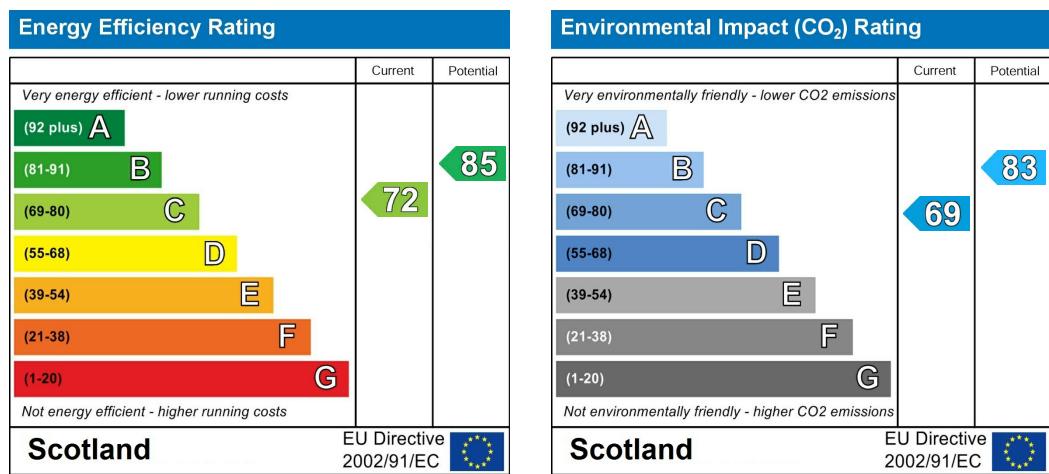






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### Energy Efficiency Graph

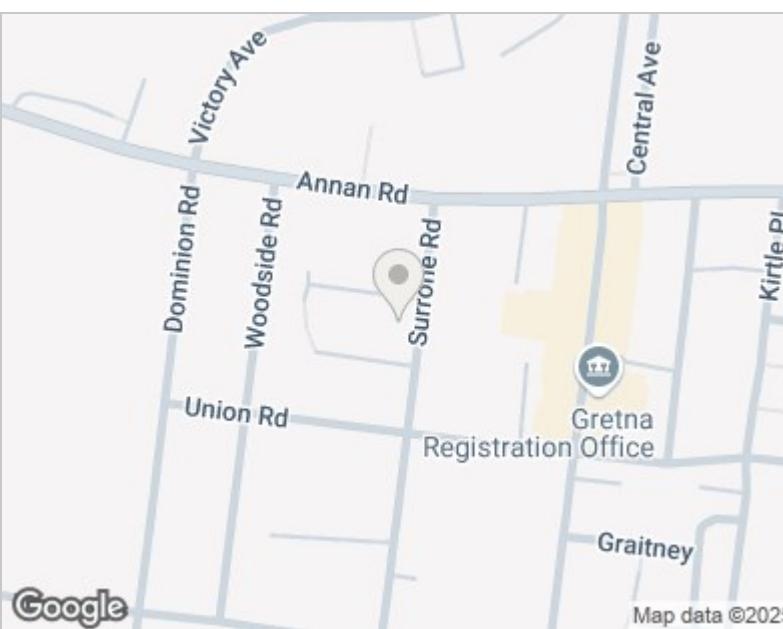


### Viewing

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

Tel: 01387 245898



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