



Mossknowe Place

Gretna, DG16 5DD

Offers Over £140,000



- Modern Semi-Detached House
- Solar PV Panels for Efficiency
- Three Good Sized Bedrooms with Master En-Suite
- Gas Central Heating & Double Glazing
- Centrally Located within Gretna
- Newly Decorated & Floorcoverings Throughout
- Spacious Living Room with French Doors
- Three-Piece Bathroom
- Gardens & Parking
- EPC - C

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This three bedroom semi-detached house has recently been re-decorated throughout and with new floorcoverings fitted, it truly is in a move-in condition and ready for the new owner to enjoy straight away. The modern accommodation, which is situated a stones throw from Gretna town centre, provides excellent space both internally and externally and is being sold with no onward chain. A viewing comes highly recommended.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises hallway, living room, kitchen, WC/cloakroom and a walk-in store to the ground floor with a landing, three bedrooms, master en-suite and bathroom on the first floor. Externally there are gardens to the front and rear with on-site parking to the side.

EPC - C and Council Tax Band - D.

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.

HALLWAY

Entrance door from the front with internal doors to the living room, kitchen, WC/cloakroom and a walk-in cupboard, stairs to the first floor and radiator.

LIVING ROOM

16'6" x 13'4" (5.03m x 4.06m)

Double glazed French doors to the rear garden and radiator.

KITCHEN

9'4" x 9'2" (2.84m x 2.79m)

Fitted kitchen comprising a range of base and wall units with matching worksurfaces and upstands above. Integrated electric oven, gas hob, extractor fan, one and a half bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, space for a fridge freezer, wall-mounted gas boiler, radiator and double glazed window to the front aspect.

WC/CLOAKROOM

5'8" x 3'2" (1.73m x 0.97m)

Two piece suite comprising WC and pedestal wash hand basin. Tiled splashback, radiator, extractor fan and obscured double glazed window.

WALK-IN CUPBOARD

9'2" x 3'7" (2.79m x 1.09m)

Extractor fan.

LANDING

Stairs up from the ground floor with internal doors to three bedrooms and bathroom, and loft access point.

MASTER BEDROOM

9'7" x 9'1" (2.92m x 2.77m)

Double glazed window to the front aspect, radiator and internal door to the en-suite.

MASTER EN-SUITE

6'8" x 5'3" (2.03m x 1.60m)

Three piece suite comprising WC, pedestal wash hand basin and shower enclosure with electric shower unit. Part-tiled walls, chrome towel radiator, extractor fan and obscured double glazed window.

BEDROOM TWO

10'2" x 8'4" (3.10m x 2.54m)

Double glazed window to the rear aspect and radiator.

BEDROOM THREE

11'2" x 7'9" (3.40m x 2.36m)

Double glazed window to the rear aspect and radiator.

BATHROOM

Three piece suite comprising WC, pedestal wash hand basin and bath. Part-tiled walls, chrome towel radiator, extractor fan and obscured double glazed window.

EXTERNAL

Lawned front garden, block-paved driveway and access gate to the rear garden. Lawned rear garden with paved seating area.

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 - engrossed.fractions.bills](https://what3words.com/app/and/enter-engrossed.fractions.bills)

Floorplan







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Energy Efficiency Graph

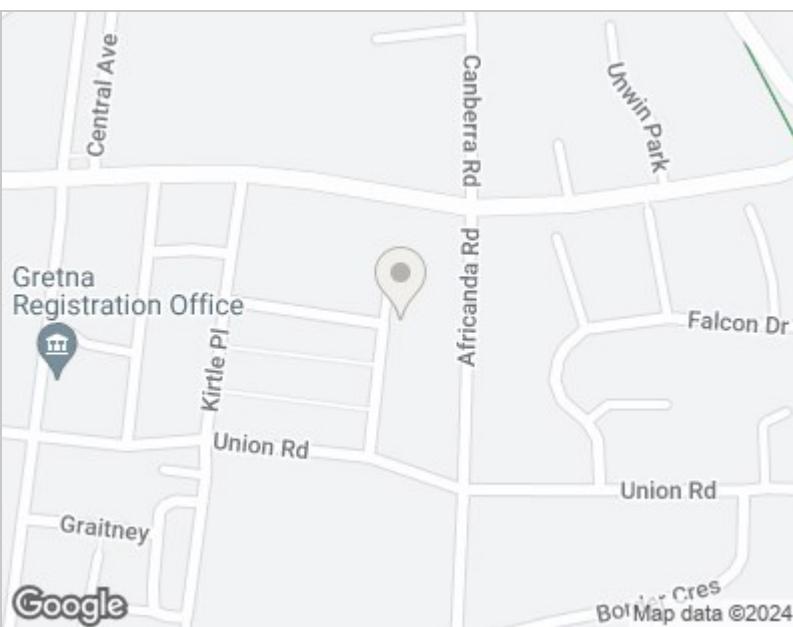
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

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



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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