



Malor Park

Gretna, DG16 5LG

Offers Over £310,000



- Substantial Detached Bungalow with Attached Double Garage
- Beautifully Presented Throughout
- Spacious Living Room with Bay Window & Wood-Burning Stove
- Four Double Bedrooms with Master Dressing Room & En-Suite
- Established Gardens plus Ample Off-Road Parking

- Located Towards the Outskirts of Gretna
- Modern Dining Kitchen with Adjoining Utility Room
- Dining Room with Patio Doors to the Rear Garden
- Three-Piece Family Bathroom
- EPC - C

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An exceptional opportunity to purchase this spacious and beautifully presented detached bungalow, situated towards the outskirts of Gretna within a sought after address. Offering generous living space, quality finishes and a superb layout, this home is perfect for families, downsizers, or those looking to enjoy a more peaceful lifestyle. Inside, you'll find a bright and airy living room, complete with a wood-burning stove, a perfect place to relax, unwind and entertain.

The contemporary kitchen is designed for both style and functionality, with an adjoining utility room providing extra convenience. There are four well-proportioned double bedrooms, two of which benefit from en-suite shower rooms with the master bedroom featuring its own walk-in dressing room, adding a touch of elegance. Throughout the home, the quality and attention to detail are evident, making it truly move-in ready. Outside, the property offers beautifully maintained gardens, ideal for outdoor enjoyment. The attached double garage and ample off-road parking add practicality, while the location provides easy access to local amenities, transport links, and scenic countryside walks. A viewing is highly recommended to fully appreciate everything this exceptional bungalow has to offer. Don't miss out, contact Hunters today to schedule your viewing!

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, lounge, dining room, kitchen, utility room, four bedrooms, master dressing room, master en-suite and family bathroom internally. Externally there is an attached double garage, off-road parking and gardens to the front, side and rear. EPC - C and Council Tax Band - F.

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.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room, kitchen, four bedrooms and family bathroom, walk-in cloak cupboard, built-in airing cupboard with double doors, additional built-in airing cupboard, two radiators and a loft-access point.

LOUNGE

Two double glazed windows to the front aspect, double glazed bay window to the side aspect, two radiators, inglenook wood-burning stove and glazed double doors to the dining room.

DINING ROOM

Double glazed window to the side aspect, double glazed patio doors to the rear garden, radiator and an arched opening to the kitchen.

KITCHEN

Fitted kitchen comprising a range of base, wall, drawer and tall units with worksurfaces and tiled splashbacks above. Electric range-style cooker, extractor unit, integrated dishwasher, integrated under-counter fridge, 'BLANCO' one and a half bowl sink with mixer tap, radiator, internal door to the utility room and a double glazed window to the rear aspect.

UTILITY ROOM

Fitted base, wall and tall units with worksurfaces above. Space and plumbing for a washing machine, space for a fridge freezer, space for a tumble drier, wall-mounted gas boiler and an external door to the rear garden.

MASTER BEDROOM, DRESSING ROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, double glazed window to the side aspect, radiator and an internal door to the dressing room.

Dressing Room:

Ample space for furniture with an internal door to the en-suite shower room.

En-Suite:

Three piece suite comprising a WC, pedestal wash hand basin and double shower enclosure with mains shower. Fully-tiled walls, tiled flooring, radiator and an obscured double glazed window.

BEDROOM TWO

Double glazed patio doors to the rear garden and a radiator.

BEDROOM THREE & EN-SUITE

Bedroom:

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

En-Suite:

Three piece suite comprising a WC, pedestal wash hand basin and shower enclosure with mains shower. Fully-tiled walls, radiator, extractor fan and an obscured double glazed window.

BEDROOM FOUR

Double glazed window to the front aspect, radiator and a built-in wardrobe with double doors.

FAMILY BATHROOM

Three piece suite comprising a WC, pedestal wash hand basin and bath with hand shower attachment. Fully-boarded walls, tiled flooring, radiator, extractor fan and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front and side of the property is a lawned garden which benefits from established borders and mature trees. Furthermore, there is a block-paved driveway allowing off road parking for multiple vehicles, with access from the driveway through garage doors to the garage and a gate to the rear garden.

Rear Garden:

The rear garden benefits a paved seating area and lawned garden to the rear elevation with a further lawned garden to the side elevation.

DOUBLE GARAGE

Attached double garage, complete with two manual up and over garage doors, power and lighting.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - stocked.helpful.pounces

HOME REPORT

This properties Home Report is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact the office directly.

Floorplan





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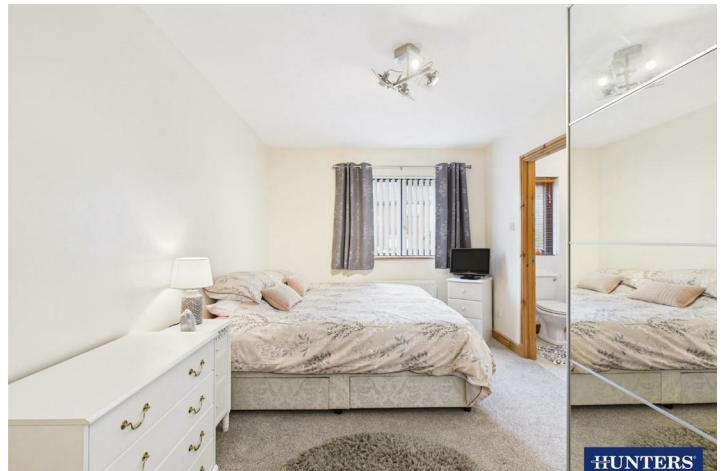
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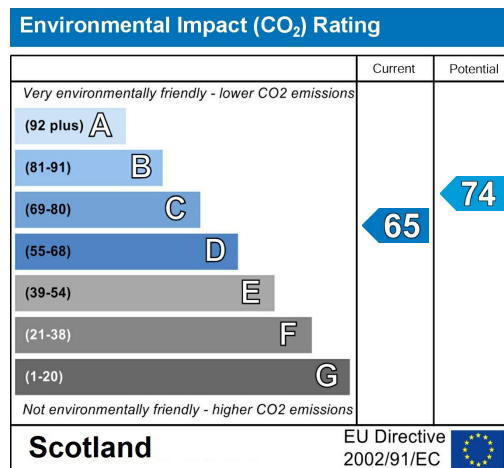
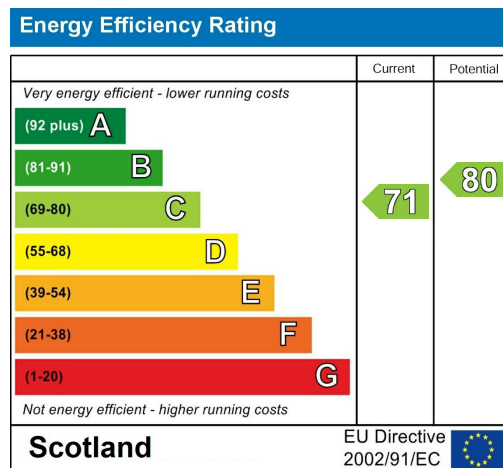


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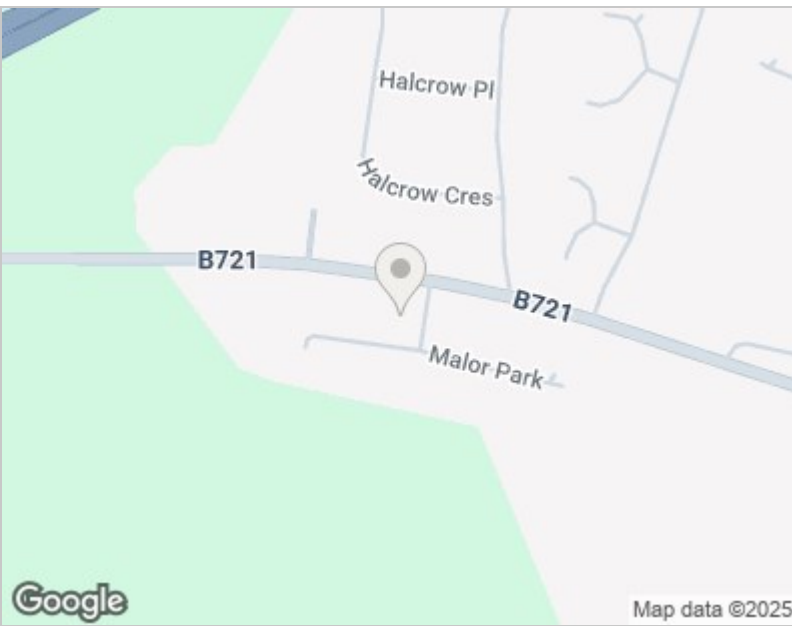
Energy Efficiency Graph



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



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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