

18 LOANWATH ROAD
GRETNA
DG16 5AX



A LOVELY DETACHED BUNGALOW WITH U.P.V.C DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. ACCOMMODATION ENTRANCE PORCH. HALLWAY. LOUNGE. FITTED KITCHEN. SUN ROOM. 2 DOUBLE BEDROOMS. SPACIOUS BATHROOM. LANDSCAPED FRONT & REAR GARDENS. KEYBLOCK DRIVEWAY TO THE SIDE. 3 GARDEN SHEDS.

PRICE OFFERS OVER £115,000

ACCOMMODATION

ENTRANCE PORCH

(1.40m x 1.03m)

Entered through a part glazed wooden front door. Fitted carpet. Part glazed inner door through to the hallway.

HALLWAY

Hatch to attic. Smoke alarm. Central heating control panel & thermostat. Good sized airing cupboard housing the Vaillant combi-boiler. Double storage cupboard housing the electricity meter & fusebox. Fitted carpet. Radiator. Doors off to lounge, 2 double bedrooms & bathroom.

LOUNGE

(4.58m x 3.15m)

A bright & airy comfortable room with U.P.V.C double glazed windows to the front & side. Venetian blinds. Gas coal effect fire set on a marble hearth with surround. Triple light fitting. Coving. Television point. Telephone point. Fitted carpet. Radiator. Door through to the fitted kitchen.

FITTED KITCHEN

(3.17m x 2.85m)

With a range of contemporary designed wall & base units incorporating a stainless steel single drainer sink unit. Gas cooker connection. Extractor hood. Ceiling striplight. Partially tiled walls. U.P.V.C double glazed window to the side. Venetian blinds. Laminate flooring. Radiator. U.P.V.C double glazed window overlooking the sun room & part glazed U.P.V.C door leading through to the sun room. Radiator.

SUN ROOM

(3.73m x 2.52m)

With U.P.V.C double glazing. Lovely views over the rear garden. Wall light. Laminate flooring. Radiator.



BATHROOM

(2.70m x 2.30m)

A spacious bathroom with a three piece suite comprising white wash-hand basin with vanity underneath, W.C. & corner bath. Thermostatic shower over the bath. Fully tiled walls. Obscured U.P.V.C double glazed window to the rear. Venetian blinds. Medicine cabinet. Coving. Built-in storage cupboard with shelving. Fitted carpet. Radiator.



BEDROOM 1

(3.25m x 3.22m)

With U.P.V.C double glazed window overlooking the rear garden. Double built-in storage cupboard. Further built-in cupboard with shelving. Fitted carpet. Radiator.



BEDROOM 2

(3.60m x 3.16m)

With U.P.V.C. double glazed window to the front. Venetian blinds. Wall light. Fitted carpet. Radiator.



OUTSIDE

The front garden has a wide array of colourful plants & shrubs. There is a keyblock driveway to the side providing ample parking for a number of vehicles. The private sun drenched rear garden has a recently paved patio area with a good selection of lovely shrubbery. Fish pond. Garden shed **(2.67m x 2.55m)**. 2 Further garden sheds. Greenhouse. Newly erected fence.

NOTES

The details have been carefully prepared by the solicitor acting for the seller of the property and they are believed to be correct but are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.

SERVICES

Mains water, electricity, gas & drainage. The telephone is subject to the usual B.T. Regulations.

VIEWING

**By arrangement with the Selling Agents
HARPER, ROBERTSON & SHANNON,
SOLICITORS & ESTATE AGENTS.**

Council Tax Band "B".

