

21 BORDER CRESCENT  
GRETNA  
DG16 5JZ



VERY ATTRACTIVE & IMMACULATELY PRESENTED SEMI-DETACHED BUNGALOW SITUATED IN A HIGHLY SOUGHT AFTER CUL-DE-SAC. THE PROPERTY BENEFITS FROM CAVITY WALL INSULATION. U.P.V.C DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. PRISTINE ORDER & READY TO MOVE INTO. ACCOMMODATION ENTRANCE HALLWAY. LOUNGE. FITTED DINING KITCHEN. 2 BEDROOMS. BATHROOM. TARMAC DRIVEWAY. GARAGE. EASILY MAINTAINED FRONT & REAR GARDENS. EARLY ENTRY AVAILABLE.

PRICE OFFERS OVER £115,000

## **ACCOMMODATION**

### **ENTRANCE HALLWAY**

Entered through a part glazed U.P.V.C front door with obscured side panel. Smoke alarm. Hatch to fully insulated attic. Telephone point. Carpeted storage cupboard housing the electricity meter & fusebreaker system. Fitted carpet. Radiator with thermostatic valve. Doors off to lounge, dining kitchen, 2 bedrooms & bathroom.

### **LOUNGE**

**(4.85m x 2.92m)**

A lovely bright room with double glazed window overlooking the front garden. Vertical blinds. Coving. Gas coal effect fire set on a black hearth with decorative white fire surround. Television point. Central light fitting. Fitted carpet. Radiator with thermostatic valve.



### **FITTED DINING KITCHEN**

**(3.36m x 2.83m)**

With a good range of wall & base units incorporating a stainless steel single drainer sink unit. Double glazed window overlooking the rear garden. Flush light fitting. Electric cooker point. Partially tiled walls. Plumbed for automatic washing machine. Vinyl flooring. Radiator with thermostatic valve. Part glazed U.P.V.C rear door leading out to a rear patio area & the garden.



### **BEDROOM 1**

**(2.50m x 2.15m)**

Double glazed window overlooking the front garden. Vertical blinds. Coving. Double built-in wardrobe with hanging rail & shelving. Worcester Bosch 240 combi boiler is concealed in the wardrobe. Fitted carpet. Radiator with thermostatic valve.

### **BEDROOM 2**

**(3.70m x 3.35m)**

Double glazed window overlooking rear garden. Vertical blinds. Coving. Double built-in wardrobe with hanging rail & shelving. Fitted carpet. Radiator with thermostatic valve.



## **BATHROOM**

**(1.97m x 1.82m)**

Beige three piece suite comprising of bath, wash-hand basin & W.C. Gainsborough shower over the bath with decorative shower screen. Flush light fitting. Coving. Medicine cabinet. Fully tiled walls. Double glazed obscured window to front. Vinyl flooring. Radiator with thermostatic valve.

## **OUTSIDE**

The front garden requires very little maintenance & is laid out in red chipping stones with circular paved area. Tarmac driveway providing off road parking. The rear garden is neatly laid out with chipping stones. Paved patio area. Rotary clothes drier. Outside cold water tap.

**GARAGE:- (5.35m x 2.40m)** With up & over door.



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.

## **HOME REPORT**

A Home Report will be available on this property. Prospective purchasers can access or obtain a copy. An administration fee may apply. Please contact Harper, Robertson & Shannon for further information.



## **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 "C".**

