

23 UNION ROAD  
GRETNA  
DG16 5AH



**A HIGHLY DESIRABLE SEMI-DETACHED BUNGALOW WITH U.P.V.C DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. ACCOMMODATION ENTRANCE HALLWAY. LOUNGE/DINING AREA. FITTED KITCHEN. CONSERVATORY. SHOWER ROOM. 2 BEDROOMS. FRONT & REAR GARDENS. GARAGE.**

**REDUCED PRICE £128,750**

## **23 UNION ROAD, GREтна**

This is a two bedroom house with living room/dining area, modern kitchen, conservatory and a three piece bathroom. An attached single car garage is located at the side of the property. The attic is floored in the central area, well lit and accessed using a pull down ladder. The floors of all rooms are covered by fitted carpeting. The house was built approximately 11 years ago. The exterior is brick. Both back and front gardens are fully fenced. The front garden is paved and has two main flower beds. The rear garden is of gravel with walkways of paving stones. It has flower beds of roses and rhododendrons around the perimeter. A good sized garden shed is situated in one corner. The property is in very good condition and is easy to maintain. The location is central to all Gretna amenities. The shops are within a two minute walk as is the Community Centre and the Doctors Surgery. Bus service to Dumfries, Carlisle and beyond is adjacent to the shops.

### **ACCOMMODATION**

#### **ENTRANCE HALLWAY**

Entered through a part glazed U.P.V.C front door. Door curtain. Coving. Storage cupboard with shelving & radiator. Hatch to floored & insulated attic with ladder attached. Smoke alarm. Fitted carpet. Radiator. Part glazed doors through to fitted kitchen & lounge, further doors through to shower room & 2 bedrooms.

#### **LOUNGE**

**(7.05m x 3.44m)**

With U.P.V.C double glazed window to the front. Vertical blinds. Curtains. Telephone point. U.P.V.C double glazed french doors. Vertical blinds. Curtains. Coving. Fitted carpet. 2 x Radiators.

#### **FITTED KITCHEN**

**(3.15m x 2.85m)**

With a good range of wall & base units incorporating a stainless steel single drainer sink unit. Protherm central heating boiler. Partially tiled walls. U.P.V.C double glazed window overlooking the conservatory. Roller blind. Built-in Ignis Gas hob, fan-assisted oven & extractor hood above. Space for fridge freezer. Coving. Vinyl flooring. Radiator. U.P.V.C part glazed door through to conservatory.

#### **CONSERVATORY**

**(3.32m x 2.18m)**

With U.P.V.C double glazing. Vertical blinds. Deep display sills. Wall light. Fitted carpet.



**BEDROOM 1****(3.87m x 2.82m)**

With U.P.V.C double glazed window to the front. Vertical blinds. Curtains. Coving. Fitted carpet. Radiator.

**BEDROOM 2****(3.15m x 2.14m)**

U.P.V.C double glazed window to the rear. Vertical blinds. Curtains. Coving. Telephone point. Fitted carpet. Radiator.

**SHOWER ROOM****(2.21m x 1.88m)**

Having a white wash-hand basin with tiled splash back & W.C. Fully tiled shower cubicle with Triton shower. Extractor fan. Coving. Medicine cabinet. Wall mounted accessories. Obscured U.P.V.C double glazed window to the front. Fitted carpet. Radiator.

**OUTSIDE**

The front garden is laid out in paving stones. **GARAGE :- (5.00m x 3.07m)** With up & over door. Power, water & light supply. Gas meter. Electricity meter & fusebreaker system. Off road parking for one vehicle to the side (in front of the garage). The rear garden has a wide variety of well established plants & shrubs. Paved patio area. Garden shed. There is secure fencing to the front & rear.

**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.

**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".**

