

8 UNION ROAD
GRETNA
DG16 5AH



DESIRABLE TERRACED DWELLINGHOUSE WITH DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. ACCOMMODATION ENTRANCE HALLWAY. LOUNGE/DINING ROOM. FITTED KITCHEN. STAIRS & LANDING. BATHROOM. 3 GOOD SIZED BEDROOMS. LOW MAINTENANCE FRONT & REAR GARDENS. RECENTLY ROUGHCASTED & CAVITY WALL INSULATION HAS BEEN INSTALLED RECENTLY.

PRICE OFFERS OVER £90,000

ACCOMMODATION

ENTRANCE HALLWAY

Entered through a part glazed U.P.V.C door with double glazed window to the side. Useful understairs storage cupboard housing the electricity meter & fusebox. Smoke alarm. Laminate flooring. Radiator. Doors off to lounge/dining room & fitted kitchen.

LOUNGE/DINING ROOM

(6.42m x 3.30m)

A generously proportioned room with double glazed windows to either side. Vertical blinds. Freestanding Electric fire with surround. Television point. Telephone point. Laminate flooring. 2 Radiators.



FITTED KITCHEN

(3.82m x 2.80m)

With a good range of modern wall & base units incorporating a stainless steel single drainer sink unit. Plumbed for automatic washing machine & dishwasher. Breakfast bar area. Partially tiled walls. Fluorescent striplight. Vinyl flooring. Radiator. Part glazed U.P.V.C rear door. Double glazed window overlooking the rear garden.



STAIRS & LANDING

Handrail to one side. Smoke alarm. Fitted carpet. Doors off to 3 bedrooms & bathroom.

BEDROOM 1

(4.81m x 2.83m)

Bright room with two double glazed window overlooking the rear. Vertical blinds. Airing cupboard housing the Combi-boiler. Fitted carpet. Radiator.



BEDROOM 2

(3.60m x 3.55m)

With double glazed window to the front. Chrome central light fitting. Fitted carpet. Radiator.

BEDROOM 3

(2.64m x 2.50m)

With double glazed window to the front. Hatch to partially floored & insulated attic. Useful storage recess. Fitted carpet. Radiator.

BATHROOM

(2.40m x 1.45m)

Having a three piece suite comprising bath, wash-hand basin & W.C. Triton shower over the bath with folding shower screen attached. Partially tiled walls. Tongue & groove panelled ceiling with contrasting bath panel. Xpelair. Medicine cabinet.

OUTSIDE

The front & rear exterior walls have recently been roughcasted & Cavity wall insulation has been installed recently.

Front garden is laid out in chipping stones with newly built front wall. The rear garden has a paved patio area & lawn area. Clothes poles. Pigeon shed & Aviary are to be included in the sale.

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 "B".

