

GRETNA GREEN POST OFFICE &
CRAIGARRAN
MAIN STREET, SPRINGFIELD
TO BE SOLD TOGETHER AS A WHOLE
FOR SALE DUE TO RETIREMENT



ACCOMMODATION MAIN RETAIL AREA (INCLUDING POST OFFICE) REAR HALL/STORE. TOILET. CRAIGARRAN:- ACCOMMODATION ENTRANCE HALL. STORE ROOM WITH W.C. DINING ROOM. FITTED KITCHEN. REAR VESTIBULE. STAIRS & GALLERIED LANDING. LOUNGE. 3 LETTING BEDROOMS EACH WITH EN-SUITE SHOWER ROOM. FOURTH BEDROOM. SPACIOUS BATHROOM. GARAGE. WELL KEPT SIDE GARDEN WITH SECURE OFF ROAD PARKING.

**REDUCED TO OFFERS IN THE
REGION OF £245,000
(NEGOTIABLE)**

GRETNA GREEN POST OFFICE & CRAIGARREN

This is a very well maintained post office situated in a well established area with frontal views towards the Solway Firth & Cumbrian Hills.

There is a Security Alarm System & C.C.TV System installed.

ACCOMMODATION

MAIN RETAIL AREA (INCLUDING POST OFFICE)

(62.75sq.mts (657 sq.ft.))

Entered through a Hardwood part glazed door with glazed side panel. Extensive range of display shelving. Custom made built-in counter area. Freestanding double fridge. 2 Freezers. Stainless steel double sink with mixer taps. Telephone point. Fluorescent striplights. Manrose extractor fan. C.C.T.V. cameras. Post office area with counter.

REAR HALL STORE AREA

(2.47sq.mts (27 sq.ft.))

With display shelf. Light. Electricity meter & fusebox. Rear hardwood door.

TOILET

(2.27sq.mts (27 sq.ft.))

With white wash-hand basin & W.C. Obscured window to the rear with extractor fan. Tiled floor. Radiator.

CRAIGARREN, MAIN STREET, SPRINGFIELD

This is a beautifully kept fully modernised & upgraded four bedroomed property currently used as a Bed & Breakfast business. U.P.V.C Double Glazing & Gas central heating throughout. There are 3 letting bedrooms each having a quality fitted en-suite shower room. Internal viewing is highly recommended to fully appreciate this meticulously maintained property.

ACCOMMODATION

ENTRANCE HALL

Entered through a Hardwood part glazed door with contrasting side panel. Smoke alarm. Coving. Central heating thermostat control switch. Fitted carpet. Radiator with display shelf above. Doors off to dining room & fitted kitchen. Good sized store room (1.10m x 2.10m) with white wash-hand & soft ivory W.C. Manrose extractor fan. Coat hooks. Shelving. Coombed ceiling. Vinyl flooring. Radiator. C.C.T.V. Monitor.

DINING ROOM

(3.98m x 3.98m)

Overlooking the front. Artexed ceiling. Coving. Television point. Ample amount of power points. Fitted carpet. Radiator.



DINING ROOM

FITTED KITCHEN

(2.32m x 4.05m)

This is a bright & airy kitchen with a good range of contemporary wall & base units incorporating a single drainer sink unit with vegetable compartment & mixer taps. Built-in electric hob with fan-assisted oven below. Telephone point. Television shelf. 4 Bar chrome effect light fitting. Central heating control switch. Partially tiled walls. Artexed ceiling. Coving. Roman blind. Vinyl flooring. Radiator. Door to rear vestibule.



FITTED KITCHEN

REAR VESTIBULE

(1.36m x 1.52m)

Overlooking the rear. Artexed ceiling. Coving. Roman blind. Vinyl flooring.

REAR VESTIBULE

(1.36m x 1.52m)

Overlooking the rear. Artexed ceiling. Coving. Roman blind. Vinyl flooring.

STAIRS & GALLERIED LANDING

With doors off to lounge, family bathroom & 4 bedrooms (3 of the letting bedrooms each have ensuite shower rooms) Good sized shelved airing cupboard housing the hot water tank. Spacious hatch to fully insulated & floored attic. Smoke alarm. Artexed ceiling. Coving. Wooden balustrades. Fitted carpet. Radiator with display shelf above.

LOUNGE

(3.86m x 4.70m)

This is a generously proportioned lounge which overlooks the front. Wooden built-in shelved storage area. Telephone point. Television point. Coving. Fitted carpet. Radiator.

BEDROOM 1 (with en-suite)

(3.73m x 3.00m)

Which overlooks the front. Built-in wardrobe with hanging rail & shelf. Artexed ceiling. Coving. Television shelf. Fitted carpet. Radiator.

EN-SUITE

(1.36m x 1.15m)

With soft ivory wash-hand basin & W.C. Fully tiled shower cubicle with Mira shower & folding shower screen. Manrose extractor fan. Shaver point with light. Wall mounted display mirror. All accessories are to be included. Vinyl flooring. Radiator.

BEDROOM 2 (with en-suite)

(3.95m x 4.70m)

Also overlooking the front. Artexed ceiling. Coving. Fitted carpet. Radiator

EN-SUITE

(1.32m x 1.52m)

With soft ivory wash-hand basin & W.C. Fully tiled shower cubicle with Mira shower & folding shower screen. Manrose extractor fan. Shaver point with light. Wall mounted display mirror. All accessories are to be included. Vinyl flooring. Radiator.

BEDROOM 3

(3.44m x 4.65m)

Which overlooks the rear. Artexed ceiling. Coving. Built-in wardrobe with hanging rail & shelf. Television shelf. Fitted carpet.

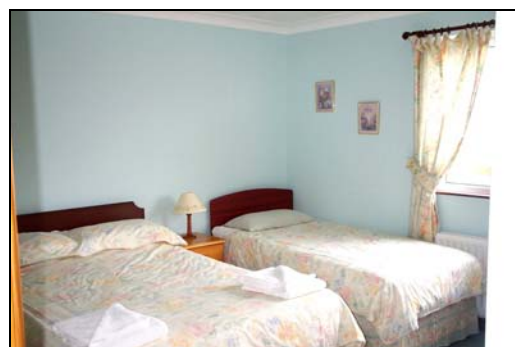
EN-SUITE

(1.36m x 1.45m)

With soft ivory wash-hand basin & W.C. Fully tiled shower cubicle with folding shower screen. Manrose extractor fan. Shaver point with light. Wall mounted display mirror. All accessories are to be included. Vinyl flooring. Fitted carpet.



LOUNGE



BEDROOM 2



BEDROOM 3

BEDROOM 4
(3.83m x 3.96m)

Which overlooks the side. Artexed ceiling. Coving. Double built-in wardrobe with hanging rail & shelving. Fitted carpet. Radiator.

FAMILY BATHROOM

(2.65m x 2.65m)

With obscured window to the rear. Soft ivory three piece suite comprising bath with wooden side panel, wash-hand basin & W.C. Gold plated effect taps. Shower cubicle with Mira excel shower. Showerlux medicine cabinet with 2 chrome inset spotlights. All accessories are to be included. Manrose extractor fan. Vinyl flooring. Radiator.

OUTSIDE

There is a keyblock driveway to the rear of the property providing ample amount of secure off road parking. Outside cold water tap. 3 garden rockery areas with a selection of shrubs. **GARAGE (5.00m x 2.70m)** With newly fitted up & over door. Built-in worktop area. Power & light supply.

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.



BATHROOM

VIEWING

**By arrangement with the Selling Agents
HARPER, ROEBRTSON & SHANNON
SOLICITORS & ESTATE AGENTS
100 HIGH STREET, ANNAN
TELEPHONE ANNAN (01461) 203418**

FOR FURTHER DETAILS ON THE BED & BREAKFAST BUSINESS YOU CAN LOG ON TO:-

www.bandbgretna.co.uk

SERVICES

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