



Three bedroom detached bunaglow with wraparound garden and integrated garage for sale

100 Union Road, Gretna, DG16 5JT

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Property Details

100 Union Road, Gretna, DG16 5JT

Offers over

£210,000

Description

Spacious and versatile, three bedroom bungalow with integrated single garage and wraparound garden, situated on a pleasant road in the historic town of Gretna.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,
CA6 5LY





KEY FEATURES

- Three bedroom detached bungalow with integrated garage
- Spacious and versatile accommodation
- Scope for upgrading
- Situated on a quiet road in the heart of Gretna
- Lovely wraparound gardens with dedicated lawns, vegetable plot and patio to the rear
- Recently upgraded bathroom with separate walk-in mains shower cubicle
- Excellent garage with useful utility room off
- Recently upgraded double glazed windows throughout

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Spacious and versatile, three bedroom detached bungalow with integrated single garage and wraparound garden, situated on a pleasant road in the historic town of Gretna. The property offers scope to upgrade internally.

The Accommodation

The front door opens to a spacious hallway with storage cupboard and doors off to lounge, bathroom and bedrooms. The lounge is a bright and open space which flows through to the kitchen and dining room. There is currently a gas fire set in a stone fireplace finished with wooden panels behind.

The kitchen is perfectly useable, complete with integrated gas hob, integrated oven and 1.5 bowl stainless steel drainer sink which overlooks the private rear garden. There is a lovely dining area which benefits from sliding doors stepping onto the rear patio.



The Accommodation

There are three generously sized double bedrooms, one of which benefits from modern, mirrored, fitted wardrobes. The bathroom has recently been upgraded, being the most modern room in the property, complete with white basin and vanity unit, bath, walk-in mains shower and w.c.

The garage is accessed through the kitchen or from the rear garden. The garage offers excellent off-road parking or storage. There is a utility room behind the garage which houses the boiler which is only about 5 years old.



Outside

Outside there is a single driveway up to the garage with lawns on either side of the house. The front lawn is the largest with a bedding area for flowers and to the right side of the house is an allocated vegetable plot. At the rear is a greenhouse, shed and summer house for outdoor enjoyment.

Bungalows like this often rarely come to the open market therefore viewings are highly recommended to appreciate what this property has to offer.

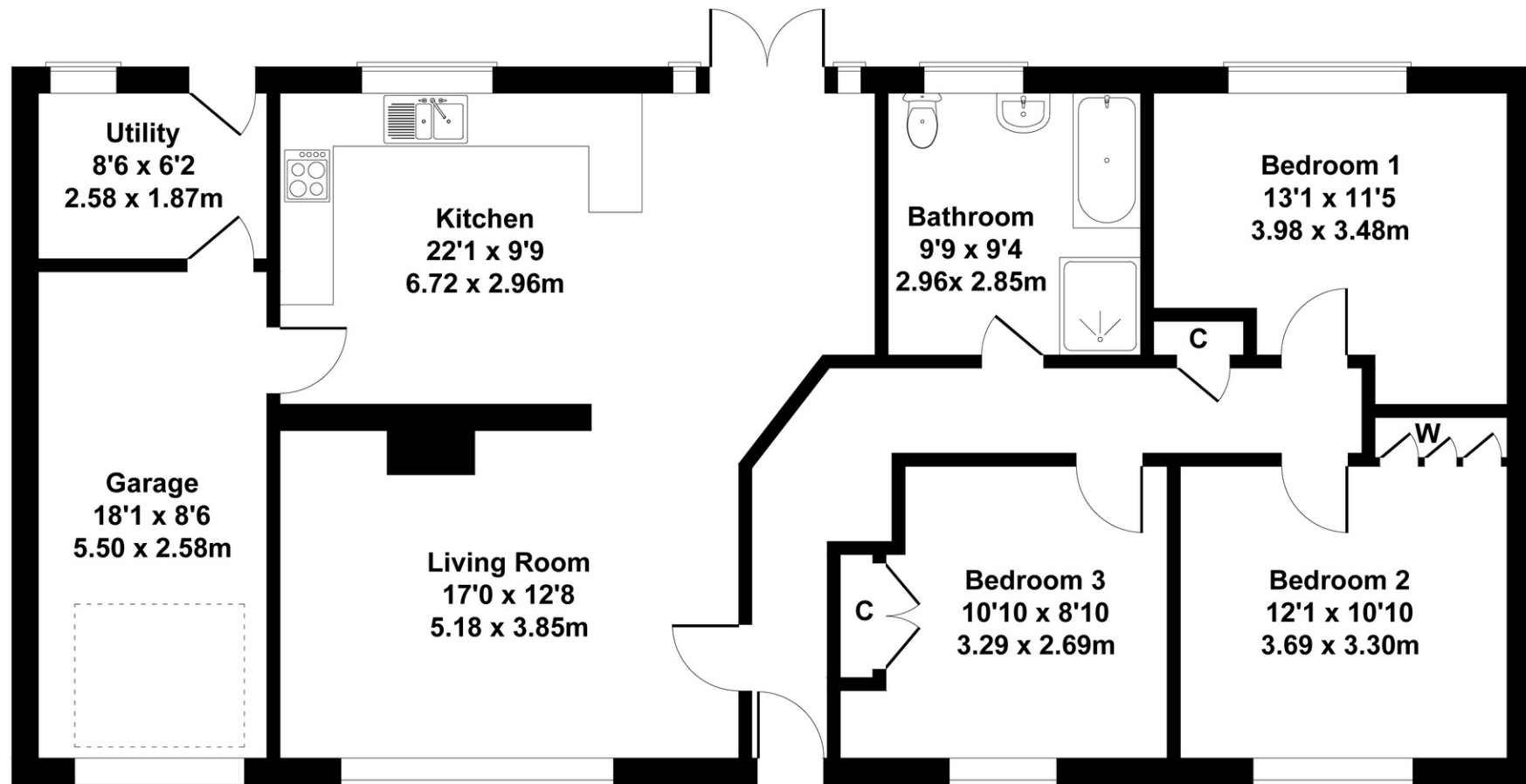






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Approximate Gross Internal Area
1345 sq ft - 125 sq m



Not to Scale. Produced by The Plan Portal 2023
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Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: D.

Services: 100 Union Road is serviced by mains electricity, drainage, water and gas central heating.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band E.

Solicitors: tbc

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

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