



ADDRESS:-

21 UNION ROAD, GRETNA, DG16 5AH

SUMMARY:-

Attractive two bedroom linked bungalow in good area within easy walking distance of Town Centre and small drive from shopping outlet. The property has been maintained to a high standard and viewing is recommended.

ACCOMMODATION:-

Comprises Living Room, Kitchen, Two Bedrooms, Bathroom, Garage and Gardens to front, rear and side.

VIEWING:-

By arrangement with Selling Agents.

PRICE:-

OFFERS IN THE REGION OF £120,000

21 Union Road, Gretna.

PVC front door with attractive decorative panels and fan panel leading into **Hallway**.

HALLWAY

Central heating radiator. Double electric socket. Smoke alarm. Hatch with fold down ladder to roof space. Built in shelved airing cupboard with small central heating radiator. Glass panelled doors leading to **Living Room** and **Kitchen** and doors to **Two Bedrooms** and **Bathroom**.

LIVING ROOM/DINING ROOM

23'11" x 11'3" (measuring to longest and widest points)
(7.30m x 3.44m)



PVC double-glazed window to front with vertical blinds and display sill. PVC double-glazed French doors with vertical blind leading to Back Garden. Two central heating radiators. Six double electric sockets, TV aerial and telephone socket. Fireplace.

KITCHEN

9'11" x 10'4"
(2.97m x 3.16m)



Wood fronted wall and floor units with tiling between and ample workspace area. Integrated breakfast bar. Stainless steel sink with single drainer and mixer tap. PVC double-glazed window with display sill and roller blind. Plumbed for automatic washing machine. Combi boiler. PVC door with patterned glass panel leading to Back Garden. Central heating radiator. Extractor hood. Three double sockets, cooker switch and hidden sockets for appliances.

BACK BEDROOM

12'6" x 9'3" measured to widest and longest points
(3.84m x 2.83m)

PVC double-glazed window with display sill and vertical blinds. Central heating radiator. Three double electric sockets.

FRONT BEDROOM

10'3" x 7'1"
(3.13m x 2.16m)

PVC double-glazed window with vertical blinds and display sill. Central heating radiator. Three double electric sockets.

BATHROOM

White bathroom suite comprising WC, wash hand basin and bath with over bath shower. Small patterned glass double-glazed window with roller blind and display sill. Extensively tiled walls. Central heating radiator.

GARAGE

Up and over door. Power and light. Water tap. Door to rear leading into built on shed area for storage with windows and door into Back Garden.

OUTSIDE

The front garden is in chippings and flower and shrub borders. This continues to the side of the property.

The rear garden is mainly in grass with flower and shrub borders. Garden shed.

HOME REPORT – Available

Contact Selling Agents

NOTES:-

1. COUNCIL TAX BAND-C
2. DATE OF ENTRY-By arrangement.
3. VIEWING-By arrangement with Selling Agents
4. HEATING-Gas Central Heating
5. SERVICES-Mains Gas, Electricity, Water and Drainage.
6. ITEMS INCLUDED-All floor coverings, light fittings and blinds.
7. Measurements are approximate and for guidance only.
8. IMPORTANT- A Closing Date for Offers may be set and therefore it would be advisable for all prospective purchasers to register their interest with the Selling Agents.
9. These particulars have been carefully prepared by Messrs. Murray Little & Knox, 27 Bank Street, Annan, DG12 6AU. Te. 01461 202866/5. Fax. 01461 205995. E-mail. mlandk@mlandk.co.uk. Web. www.mlandk.co.uk. Although believed to be correct they are not guaranteed and therefore it would be advisable for all prospective purchasers to satisfy themselves to the basic facts before submitting an Offer.