



ADDRESS:-

6 BORDER CRESCENT, GRETNA, DG16 5JZ.

SUMMARY:-

Lovely three bedroom semi-detached house in good area. The property is in good order and offers good accommodation and gardens. This would make a lovely family home.

ACCOMMODATION:-

Comprises Living Room and Dining Room areas, Conservatory, Kitchen, Three Bedrooms, Bathroom, Garage and Gardens to front and rear.

VIEWING:-

By arrangement with Selling Agents

PRICE:-

OFFERS IN THE REGION OF £135,000

6 Border Crescent, Gretna

PVC front door with patterned and coloured panel leading into Entrance Hallway.

HALLWAY

Central heating radiator.
Coat Hanging hooks. Door to **Living Room** and stairs to upper floor accommodation.

LIVING ROOM / DINING ROOM AREA

Open plan.

LIVING ROOM

13'7" x 13'3"
(4.17m x 4.05m)



PVC double-glazed bay window with vertical blinds and wide display sill.
Baxi Bermuda gas fire. TV aerial socket. Four double electric sockets.
Modern ceiling light fitting.

DINING ROOM

9'7" x 7'7"
(2.95m x 2.34m)



Central heating radiator. One double and one single electric sockets. Double glass panelled doors leading to Conservatory and Kitchen.

CONSERVATORY

11'8" x 14'6"
(3.59m x 4.45)



PVC double-glazed windows and double-glazed double door leading to back patio. Polycarbonate roofing.
Central heating radiator. TV aerial and two double electric sockets. Laminate flooring.

KITCHEN

9'2" x 9'1"

(2.80m x 2.77m)



Wood fronted wall and floor units and glass display unit. Tiling between units and marble effect worksurfaces. Under cupboard lighting. Belling integrated oven and grill, gas hob and extractor fan. Plumbed for automatic washing machine. Three double and one single electric sockets. Central heating radiator. PVC double-glazed window. Modern light fitting. Large understairs storage cupboard. PVC back door with patterned glass panels.

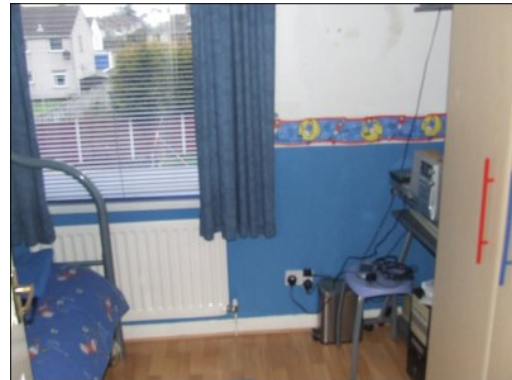
LANDING

PVC double-glazed window with display sill. Hatch to roof space.

BEDROOM ONE (REAR)

7'1" x 9'5"

(2.16m x 2.89m)



PVC double-glazed window with Venetian blinds and display sill. Central heating radiator. One double and one single electric sockets. Laminate flooring.

BEDROOM TWO (REAR)

10'10" x 10'

(3.30m x 3.04m)



PVC double-glazed window with display sill. Central heating radiator. One double and one single electric sockets.

BEDROOM THREE (FRONT)

12'2" x 10'2"

(3.71m x 3.10m)



PVC double-glazed window with vertical blinds and display sill and lovely open outlooks. Central heating radiator. Built in airing cupboard. One double and one single electric sockets and telephone socket.

BATHROOM

Bathroom suite comprising WC, wash hand basin and bath with over bath shower. Extensively tiled walls. PVC double-glazed patterned glass windows. Central heating radiator.

GARAGE

Up and over door.

GARDEN

The front had driveway and path that leads to side of property. Grass area.

The rear garden is mostly in grass with paved seating area and fenced boundaries.

HOME REPORT

Available from Selling Agents.

NOTES:-

1. COUNCIL TAX BAND-C
2. DATE OF ENTRY-By arrangement.
3. VIEWING-By arrangement with the Selling Agents.
4. HEATING-Gas central heating
5. SERVICES-Mains Gas, Electricity, Water and Drainage.
6. ITEMS INCLUDED-All floor coverings and light fittings.
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. Offers should be lodged with the Selling Agents.
10. These particulars have been carefully prepared by Murray Little & Knox, 27 Bank Street, Annan, DG12 6AU. Tel. 01461 202866/7. Fax. 01461 205995. Web. www.mlandk.co.uk. E-mail. mlandk@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.