

# Stevenson & Johnstone

solicitors and estate agents

7 KINGFISHER LANE Gretna



**Deceptively spacious detached 3 bed roomed bungalow situated in a peaceful residential lane in the popular town of Gretna. The property benefits from full double glazing and gas central heating throughout. Integral garage and fully enclosed patio and garden area to the rear.**

**Fixed Price £195,000.00**

## **Features**

**Entrance Hall. Living Room. Dining Room. Kitchen. Utility Room. 3 Bedrooms. Bathroom. Garage. Potting Shed. Garden. Double Glazing. Gas Fired Central Heating.**

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38 High Street  
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## Entrance Hall:-

Wood/glass panelled entrance door. L shaped hallway. Radiator. Telephone point. Access to loft space.

## Living Room: 16' x 12' 9" (4.90 x 3.90)

Gas fire set in stone built hearth, surround and mantle. Double glazed window to front. 3 double sockets. Radiator. Wall lights. T.V. point.

## Dining Room: 11' x 9' 2" (3.35 x 2.80)

Sliding French doors to rear patio. Radiator. 2 double sockets. Door to kitchen.

## Kitchen: 10' 5" x 10' 9" (3.10 x 3.25)

Fitted floor and wall units in white. Composite one and a half sink and drainer. Double glazed window to the rear. Built-in electric hob and oven. Cooker hood. Radiator. Tiled splashbacks. 3 double sockets. cooker point. 1 single socket. Door to utility room.

## Utility Room: 8' 7" x 6' 5" (2.60 x 2.00)

Stainless steel sink and drainer set in base unit. Wall mounted gas combi boiler. Coat hanging facilities. Plumbed for washing machine. Radiator. 1 double socket. Double glazed window to rear. Door to rear patio. Door to garage.

## Bathroom: 7' 4" x 10' 9" (2.20 x 3.30)

Coloured suite. Wash hand basin. Bath.W.C. Separate shower cubicle with electric shower system. Tiles to part walls. Shelved airing cupboard with radiator. Double glazed window to rear.

## Bedroom 1: 9' 2" x 8' 5" (2.80 x 2.60)

Radiator. 2 double sockets. Double glazed window to front.

## Bedroom 2: 12' 10" x 9' 8" (3.90 x 2.30)

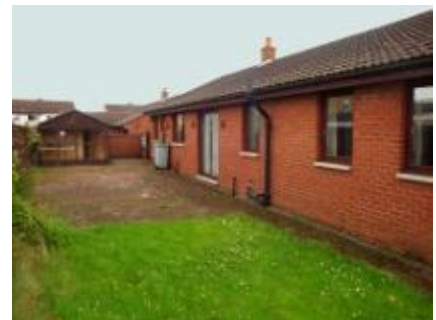
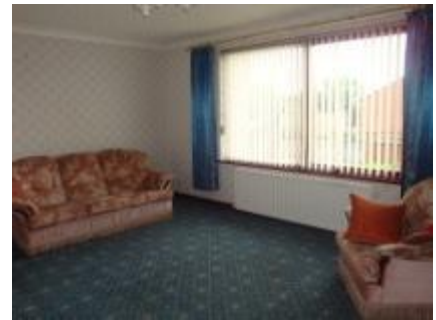
Fitted pine wardrobes to one wall with top box storage. 2 double sockets. Double glazed window to front. Radiator.

## Bedroom 3: 14' 9" x 11' 9" (4.50 x 3.60)

Two double glazed windows to rear. Radiator. 2 double sockets. Wall lights.

## Outside:-

To the front is a lawn with paved pathway leading to front entrance door. Wrought iron gates and driveway leads to integral single garage. Wrought iron gates to each side of the property giving access to a large block paved patio area at the rear. Small lawn. Timber built potting shed and glass house. Outdoor water tap.



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## General

**Address:**

7 KINGFISHER LANE  
Gretna  
Dumfries & Galloway  
DG16 5JS

**Amenities:**

Mains water, electricity, gas and drainage. Full double glazing. Gas central heating.

**Extras:**

All blinds, curtains, carpets and floor coverings are included in the sale price together with the oven, hob and cooker hood in the kitchen.

**Council Tax:**

Valuation Band E.

**Entry:**

By arrangement

**Price:**

£195,000.00

**Viewing:**

By arrangement with the selling agents Stevenson & Johnstone (Tel: 013873 80482)

**Offers:**

Offers should be submitted in correct Scottish legal terms to the selling agents Stevenson & Johnstone Solicitors and Estate Agents, 38 High Street, Langholm through whom all negotiations must be conducted.

**Tenure:**

Freehold

**N.B**

These particulars, whilst believed to be correct, are not guaranteed and intending purchasers must satisfy themselves as to the accuracy of the information and measurements contained herein.