



Desirable immaculately presented 3 bedroom semi-detached dwellinghouse in quiet residential area of Gretna. The property has full double glazing and electric storage heating throughout. Gravelled garden area with off street parking to the front. Fully enclosed garden to the rear with storage shed and single garage/workshop. EPC = E.

Features:

- ✔ Electric Fire
- ✔ Electric Storage Heating
- ✔ Full Double Glazing
- ✔ Garden
- ✔ Parking
- ✔ Shed
- ✔ Single Garage

Entrance Hall:-

Upvc entrance door. Storage heater. Door to livingroom. Stairs to first floor landing.

Living Room: 14' 7" x 12' 8" (4.45 x 3.85)

Feature electric fire set with wood mantle and display. Storage heater. Large window to front. Carpet to floor. T.V. point. 2 double sockets. 1 single socket. Door to kitchen.



Dining/Kitchen: 15' 9" x 8' 3" (4.80 x 2.50)

Fitted floor and wall units. Full ceramic tiles to walls. Laminate flooring. Window to garden. Stainless steel sink and drainer. Cooker point. Plumbed for washing machine. Walk-in storage cupboard. Upvc door to side. Carpet to dining area. Sliding doors to Sun Room. 4 double sockets. 1 single socket. Storage heater. Telephone point.

Sun Room: 11' x 8' 7" (3.35 x 2.60)

Carpet to floor. Storage heater. 3 double sockets. Telephone point. Upvc sliding doors to decked area and rear garden.





First Floor Landing:-

Carpeted staircase and landing. Window to side. Storage heater. 1 single socket.

Bathroom: 6' 2" x 5' 4" (1.90 x 1.60)

Wash hand basin. W.C. Bath with electric shower over. Full ceramic tiles to walls. Carpet to floor. Panel heater. Extractor fan. Opaque window to rear.

Bedroom 1: 10' 1" x 9' 4" (3.05 x 2.85)

Built-in wardrobes with top box storage to one wall. Carpet to floor. Window to rear garden. 2 double sockets. 2 single sockets.



Bedroom 2: 11' x 7' 4" (3.35 x 2.20)

Carpet to floor. Airing cupboard housing hot water tank with timer. Built-in wardrobes and top boxes to one wall. 3 double sockets. 1 single socket. Window to front.

Bedroom 3: 6' 7" x 7' 8" (2.00 x 2.35)

Carpet to floor. Built-in single bed with wardrobe and top and bottom box storage. Panel heater. 2 double sockets. Window to front.

Garden:-

To the front is a tiered gravelled area. Driveway with parking for 4 vehicles. High wood panel fencing with gate to rear garden and door into garage.

To the rear is a fully enclosed garden area with small lawn edged with shrubs and a decked seating area. Storage shed. Garage/workshop.



Address

4 Kestrel Hill
Gretna
Dumfriesshire
DG16 5LD

Amenities:

Mains water, electricity and drainage. BT connection.

Extras:

All blinds, carpets and floor coverings throughout the property are included in the sale price.

Council Tax

Band C

Entry:

To be Arranged

Price

Offers in the region of £132,000

Viewing:

Through the Selling Agents Stevenson & Johnstone Tel: 013873 80482

Tenure:

Freehold