



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**8 Central Avenue**

GRETNA, DUMFRIES AND GALLOWAY, DG16 5BQ

# GRETNA

DUMFRIES AND GALLOWAY



The property offers a highly convenient location for access to the centre of Gretna, the Gateway Village, where local amenities and professional services can be sought including Gretna Green Outlet Centre, Doctors Surgery, two Primary Schools (Gretna & Springfield), hotels, B&B's, Restaurants and much more. For commuters, Gretna has excellent access to the M74 North and M6 South which provides links with the major commercial centres of the region. In addition, the town has regular bus and train services.

Carlisle (just 10 minutes' drive South) is the major city within Cumbria and has a superb

range of social, leisure and retail opportunities. There is an attractive central pedestrianised area and an impressive cathedral and castle.

The Lake District national park is just a short distance away providing local residents the opportunity to visit an area of outstanding natural beauty at their leisure. In 2017 the lake district was nominated for World Heritage Site status. Other attractions include Hadrians Wall, the Eden Valley Fells, excellent fishing opportunities via the Rivers Esk & Eden and Kielder Forest Park.



# 8 CENTRAL AVE

GREYNA



Located in a residential street, this property benefits from its end of terraced standing and offers the new owners a generous plot size with gardens to the front and rear.

The property itself is great in its proportions offering flexible living accommodation. There is an entrance porch ideal for removal of shoes and coats. Into the spacious hallway, there is a storage cupboard and access to the stairway, family bathroom, kitchen and lounge. Modern fitted kitchen with a range of wall and floor mounted units in white gloss with contrasting worktop and splashback, the two windows in this space flood it with natural light, a lovely space for the chef in the family. The bathroom is also modern with a white 3 piece suite

and electric shower over the bath, the white marbled wet wall looks great in here. Through to the lounge which with the double aspect window, again provides plenty of natural light. Generous in proportions this space is ideal for lounging and dining. Upstairs there are two double bedrooms and a single, the bedrooms would fit a range of furniture configurations, the largest has a built-in double wardrobe.

Externally there are gardens to the front and side, and mono blocked yard to the rear. There is also plenty of on-street parking available in this area. Throughout this property is neutral in decor and floor coverings and at this price point is ideal for both first-time buyers and home movers.





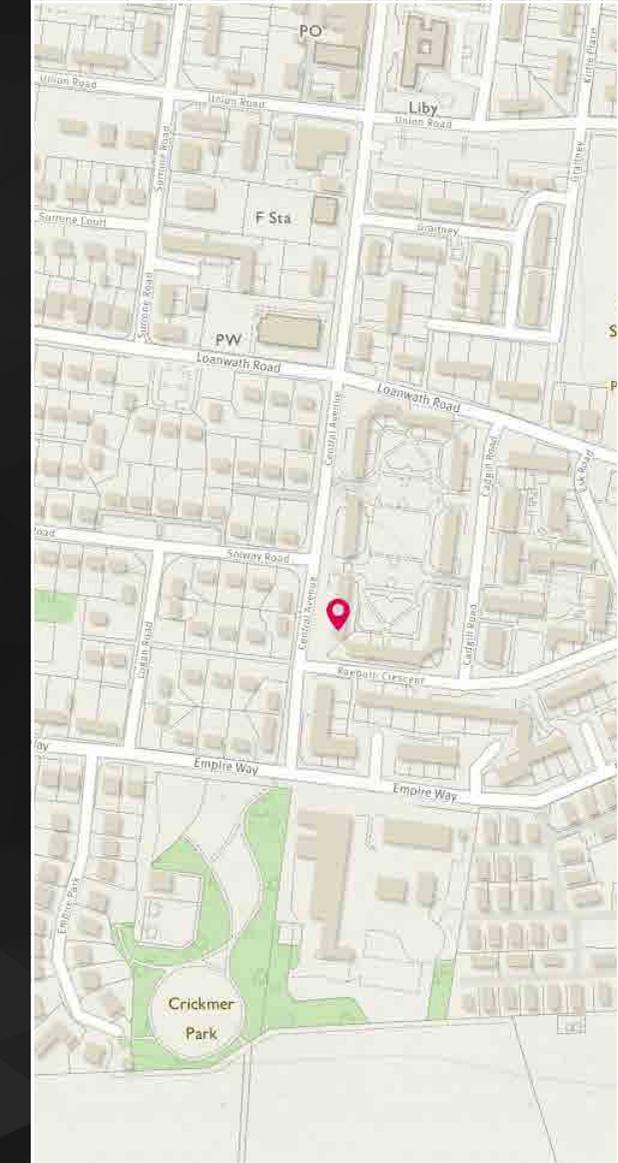
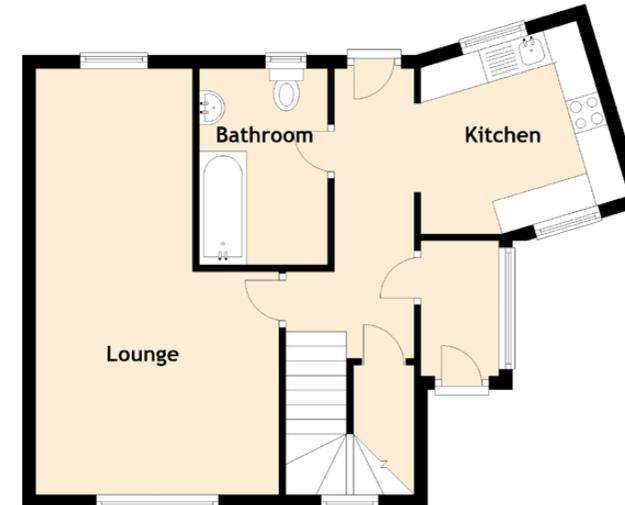
# PROPERTY SPECIFICATIONS

FLOOR PLAN | DIMENSIONS | LOCATION

Approximate Dimensions  
(Taken from the widest point)

Lounge	6.30m (20'8") x 3.60m (11'10")
Kitchen	2.70m (8'10") x 2.40m (7'10")
Bedroom 1	3.40m (11'2") x 2.90m (9'6")
Bedroom 2	3.90m (12'10") x 2.80m (9'2")
Bedroom 3	2.80m (9'2") x 1.70m (5'7")
Bathroom	2.90m (9'6") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 82m<sup>2</sup>  
EPC Rating: D





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