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1 bedroom flat for sale, Torduff Road, Gretna, Dumfriesshire DG16 (480 GBP)

Location **Scotland, Dumfriesshire**
https://www.freeadsz.co.uk/x-166058-z

WELL PRESENTED FIRST FLOOR FLAT WITHIN GRETNA,PRIVATE ENTRANCE, HALLWAY WITH STORAGE,LIVING ROOM, KITCHEN,DOUBLE BEDROOM, BATHROOM,CENTRAL HEATING, DOUBLE GLAZING,IDEAL FTB OR INVESTMENT PROPERTY,EPC = C.We are delighted to bring to the market this well presented one bedroom first floor flat situated in a pleasant residential cul-de-sac location, conveniently close to the centre of Gretna town. The property is within ease of access of a wide range of local amenities including shops, nursery/schools, banks, a medical centre and the Gretna Gateway retail village. There is also excellent transport links: A75, M74, bus and railway station. The accommodation briefly comprises of entrance vestibule, hallway, living room, fitted kitchen, walk in storeroom, double bedroom and bathroom. The property also benefits from having double glazing, central heating (where stipulated). This spacious flat would make an ideal buy to let investment or first time buyer home. Viewing is highly recommended.Entrance Vestibule Approached through double glazed door with double glazed side panel. Staircase leading to first floor.Hallway Incorporating radiator, storage cupboard, laminate flooring and loft access.Walk in Storeroom7'5" (2.26m) Approx x 3'2" (0.97m) Approx. Incorporating central heating boiler.Living Room12'8" (3.86m) Approx x 10'5" (3.18m) Approx. Rear facing reception room incorporating double glazed window, radiator, feature gas fire place with marble style insert and hearth with period style surround. Laminate flooring, coving to the ceiling and dado rail.Kitchen9'8" (2.95m) Max x 9'7" (2.92m) Max x 6'4" (1.93m) Min. Incorporating fitted base and wall units with complimentary worksurface over, 4 ring hob with extractor above, oven, sink unit, plumbing for automatic washing machine, double glazed window, storage cupboard and partial wall tiling.Bedroom12'4" (3.76m) Max x 10'5" (3.18m) Max x 8'5" (2.57m) Min. Front facing bedroom incorporating double glazed window, radiator and coving to the ceiling.Outside Pathway leading to the front of the property.

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