

Annan

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Offers Over £110,000

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**26 Greenfield Park,
Kirkpatrick Fleming, Lockerbie, DG11 3AU**



Situated on a premium sized plot is a three double bedroom park home in quiet retirement residential development. The park home is in walk in condition and offers lovely open plan bright living area with exterior south facing decked seating area leading off. The property also benefits from having a garage and good vehicular parking. The village gives a nice community feel and has small local shop and church. There is a refurbished and good for food and drink pub which is just situated across the road. There is access to the motorway both north and south so for those looking for a quieter life but within easy reach of family or friends this would suit right down to the ground. If you are interested in this way of living and thinking of a downsize that still gives you some space then you simply must view to discover its possibilities and to see what the development has to offer.

Features

Bright open plan living areas
 Decked south facing seating area
 Walk in condition
 Garage and ample parking
 Three double bedrooms
 Close to village pub and motorway.

Accommodation

Park Home (Age restriction of 50 years old and over)

Large open plan living area with sitting, dining and kitchen areas.

Outside areas

Grass area. Raised decked seating area from property. Garage and space for at least three cars.



Situation

KIRKPATRICK FLEMING

Kirkpatrick Fleming is a small popular village which has easy access to M74 north and south. It is 13 miles from Lockerbie, 7.2 miles from Annan and 4 miles from Gretna. The development is just a stones throw away from a refurbished village pub. All around the area are tourist attractions from Bruce's Cave, beaches, discount retail outlet, outdoor activities and Gretna Green being the hub of the Wedding Trade.

LOCKERBIE

Lockerbie is a good-sized town 75 miles from Glasgow and 16 miles from the Scotland/England Border. It is a popular place to live and has a variety of local shops and has a supermarket. Lockerbie boasts the oldest ice rink in the UK and hosts curling events. It has Primary School and Secondary School, Town Hall, Library and Doctor's Surgery, Vets, Police Station. There are also a number of hospitality venues including hotels, cafes and takeaways and local pubs. Lockerbie has the main road and rail routes between Glasgow, Edinburgh and Carlisle. In the surrounding area of Lockerbie there are great places of historical interest and plenty of outdoor leisure facilities.

ANNAN

Annan is a town on the north shore of the Solway Firth and is just eight miles from the English border. Annan lies on the east side of the River Annan and gives access to the Annan harbour. Annan enjoys easy access to major road links both north and south. The Royal Burgh of Annan has a bustling high street with a good range of locally run shops, supermarkets and several cafes and restaurants. It has a selection of leisure facilities and has both primary and secondary schooling. Annan station has commuter links between Carlisle, Dumfries and Glasgow.

GRETNA

Gretna is just 2 miles from the Scottish/England border and gives easy access to major road links north and south. Gretna Green is famous for tying the knot and caters for thousands of eloping couples every year. It is an ever growing tourist spot with the historic Gretna Green Famous Blacksmith's Shop and in recent years a developing retail outlet village (Gretna Gateway). The town has a number of hotels and places to stay as well as places to eat. Local shops and small retail units including pharmacy line Central Avenue and the railway station is a short walk from the town.

DUMFRIES

This bustling town of Dumfries is set along the banks of the River Nith and is the largest town in South West Scotland. Dumfries has been a Royal Burgh since 1186. Dumfries is perhaps most well known for its many associations with Robert Burns, who lived here in the 1790s. The

Robert Burns Centre is situated in an 18th century watermill and tells the story of Burns' last years in the town. The town was also home to J M Barrie for 5 years, the playwright best known for his work Peter Pan. Barrie played with friends at the Georgian house Moat Brae, which was restored and opened as a visitor attraction. It is now the National Centre for Children's Literature and Storytelling.

Dumfries has a wide variety of shops, large retail units, restaurants and places to stay, leisure facilities and commuter links making it a favourite of visitors to this part of Scotland.

Fixtures and Fittings

All floor coverings, light fittings and blinds.

Services

Mains electric, water and drainage.

The site fees are approximately £139 per month which includes water rates and pitch fee and this is subject to change.

The electricity supply is provided through the park and is billed quarterly.

Oil central heating boiler.

Council Tax

A

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Annan

Call 01461 202

866/867

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