

**Annan**

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## 5 Greenfield Park, Kirkpatrick Fleming, DG11 3AU

**Offers Over £49,995**



Situated in popular and sought after retirement development. The property is in need of upgrading and modernisation but offers good spacious accommodation and would make a lovely home. The property has easily maintained garden and parking. The village of Kirkpatrick Fleming gives you instant access to the motorway north and south for visiting family or friends. Kirkpatrick Fleming is in a lovely semi-rural location but gives access to an array of areas and things to do. Being a short drive to the Solway Coast and all this has to offer along with an array of activities in the area. Kirkpatrick Fleming has a popular and well liked refurbished traditional local pub for food and drink within easy distance. Viewing is highly recommended to appreciate what it and the development has to offer.





# 5 Greenfield Park, Kirkpatrick Fleming, DG11 3AU

## Offers Over £49,995

**Description**  
Situating in popular and sought after retirement development. The property is in need of some upgrading and modernisation but could be turned into a lovely comfortable home. The village of Kirkpatrick Fleming gives you instant access to the motorway north and south for visiting family or friends. Kirkpatrick Fleming is in a lovely semi-rural location but gives access to an array of areas and things to do. Being a short drive to the Solway Coast and all this has to offer along with an array of activities in the area, Kirkpatrick Fleming has a popular and well liked refurbished traditional local pub for food and drink within easy distance. Viewing is highly recommended to appreciate what it has to offer.

- Accommodation**  
Accommodation comprises:-
- Living room , kitchen, two bedrooms (one with dressing room and en-suite) and bathroom.
- Features**  
Excellent park home  
Parking and small garden area  
Two double bedrooms , dressing room and en-suite  
Lovely community feel  
Close to village pub, motorway and access to larger amenities and train stations in Annan or Lockerbie

**Location**  
**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 Gt. Galloway. The development is just a stone's throw away from a refurbished village pub. All around the house are beautiful attractions from Bruce's Cairn, beaches, discount retail outlet, outdoor activities and Gt. Galloway being the hub of the Wedding Trade.

**LOCKERBIE**  
Lockerbie is a good-sized town 75 miles from Glasgow and 16 miles from the Scottish/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.

**Gt. GALLOWAY**  
Gt. Galloway is a bustling town 75 miles from Glasgow and 16 miles from the Scottish/England border. Gt. Galloway is famous for lying the knot and caters for thousands of shopping couples every year. It is an ever growing tourist spot with the historic Gt. Galloway Farmhouse Blacksmith's Shop and in recent years a developing retail outlet village (Gt. Galloway Village). The town has a number of hotels and places to stay as well as places to eat. Local shops and small retail outlets including pharmacies like Gt. Galloway 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 1188. Dumfries is perhaps most well known for its many associations with Robert Burns, who lived here in the 1780s. The Robert Burns Centre is situated in an 18th century apartment and tells the story of Burns' last years in the town. The town was also home to a 20th Century for 3 years, the playwright Lord Byron to his wife Fanny. Burns played with friends at the Georgian House Blair House, 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 outlets, restaurants and places to stay, leisure facilities and commuter links making it a favourite of visitors to this part of Scotland.

**THIRFILL**  
It is a lovely village with surrounding countryside and is 10 miles from Dumfries. The village has a good range of facilities, services and hospitality including clothes boutiques, butchers, small supermarkets, hotels, cafes one in which includes an art gallery and gift shop and pubs. The area has a number of places to visit and if you are a fan of walking, visiting or taking the area can take you to a few of the historic interest (Dumfries Castle and Gt. Galloway) is a great place of interest. It is a very nice location as well the drop back for agricultural shows and craft and food fairs. Thirfill is on a bus route and rail services are from Dumfries which will take you to Glasgow in the north and Carlisle in the south.

**Carlisle Douglas**  
Carlisle Douglas is a bustling market town, designated as Dumfries and Galloway's Food Town due to the number of independent food and drink producers in the area. A popular tourist destination, the town has two supermarkets, a renowned food market, modern health centre, primary and secondary schools. There is a vibrant main street, King Street, which is home to numerous independent retailers including award winning butcher shops, gift shops and furnishings stores. Numerous cafes, restaurants and bars provide refreshment. There are regular farmers' markets, an annual agricultural show, The Seaweed Show, and various other events throughout the year.

**South West**  
The South West of Scotland is well known as having attractive unspoilt countryside and the diversity of sporting and recreational pursuits. There are good hill walking opportunities in the nearby Galloway Hills and cycling along the newly designated cycle routes, as well as the Seven Stanes mountain bike routes in the Galloway Forest Park. The region of these Galloway Forests with its extensive network of specialist cycle paths, trout rivers and footpaths. There are varied sporting opportunities such as shooting as well as bird and animal watching in the region numerous lochs and rivers. For golf enthusiasts, there is the championship course at Strathmore and several other courses nearby, including the 9-hole course at Castle Douglas, Dalbeattie, and New Galloway. Beautiful Loch Ken has a popular sailing centre with a number of water sports and activities available. The Solway coast is also popular with visitors with both Knapdale and Dalbeattie having sea meetings. The National Trust for Scotland has a wonderful garden and house at Traquair Estate which provides touring for a number of horticultural societies each year and a modern Visitor Centre with an excellent cafe and shop. In addition, Knapdale is the local 'Artists' Town' with a number of galleries offering a range of exhibitions throughout the year. Communications within the area are very good. There is a mainline railway station in Dumfries and Lockerbie, providing excellent links to both the north and south.

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

**Fixtures and Fittings**  
All floor coverings and light fittings

**Services**  
Mains electricity, water and drainage.

The site has an approximately £100 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**  
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