



## Nelson Place

Kirkpatrick Fleming, Lockerbie, DG11 3BL

£62,000



- Immaculately Presented Throughout
- No Onward Chain
- Large Double Bedroom
- Private Rear Garden with Timber Garden Shed
- Communal Parking Area

- Ground Floor Apartment with Private Entrance
- Spacious Living Room & Modern Dining Kitchen
- Three-Piece Bathroom
- Ideal for First Time Buyers, Downsizers & Investment Landlords
- EPC - D

# Nelson Place

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NO CHAIN – Beautifully presented and ready for immediate occupancy, this spacious ground floor apartment with its own private entrance offers stylish, low-maintenance living on the outskirts of Kirkpatrick Fleming. The bright and well-proportioned accommodation includes a generous living room, a contemporary dining kitchen with space for dining, a comfortable double bedroom, and a sleek three-piece bathroom. Externally, the property benefits from a charming rear garden, a neat front garden area, and a communal parking area providing convenient off-street parking. A viewing is imperative to appreciate the property.

The accommodation, which has electric heating and double glazing throughout, briefly comprises a private entrance hall, hallway, living room, dining kitchen, bedroom and bathroom internally with a small front garden, rear garden and communal parking. EPC - D and Council Tax Band - A.

Kirkpatrick Fleming is a picturesque village in Dumfries and Galloway, offering a peaceful rural setting with excellent access to nearby towns such as Lockerbie, Annan, and Gretna. The village features a well-regarded primary school, a traditional pub, a village hall, a local shop, and a historic church, all contributing to its warm, close-knit community feel. Surrounded by beautiful countryside, it's perfect for those who enjoy outdoor living, while the nearby A74(M) and mainline rail links from Lockerbie provide easy connections to Carlisle, Glasgow, and Edinburgh—making it an ideal base for both families and commuters.

## GROUND FLOOR:

### PRIVATE ENTRANCE HALL

Entrance door from the front, internal door to the hallway, and part-tiled flooring.

### HALLWAY

Internal doors to the living room, dining kitchen, bedroom and bathroom, and two built-in cupboards, one housing the water cylinder.

### LIVING ROOM

12'10" x 10'5" (3.91m x 3.18m)

Double glazed window to the rear aspect and an electric radiator.

### DINING KITCHEN

9'10" x 9'9" (3.00m x 2.97m)

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric oven, electric hob, extractor unit, space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, electric radiator, external door to the rear garden and a double glazed window to the rear aspect.

### BEDROOM ONE

12'5" x 8'5" (3.78m x 2.57m)

Double glazed window to the front aspect and an electric radiator.

### BATHROOM

7'5" x 4'9" (2.26m x 1.45m)

Three piece suite comprising a WC, pedestal wash hand basin and bath with electric shower over. Part-boarded walls, electric towel radiator, extractor fan and an obscured double glazed window.

### EXTERNAL:

Front Garden & Parking:

Small front planter garden with access pathway and doorway into the apartment. A communal parking area allowing off-street parking.

Rear Garden:

Low-maintenance rear garden benefitting mature borders and an external store.

## WHAT3WORDS

For the location of this property please visit the [What3Words App](#) and enter - publisher.hamsters.acclaimed

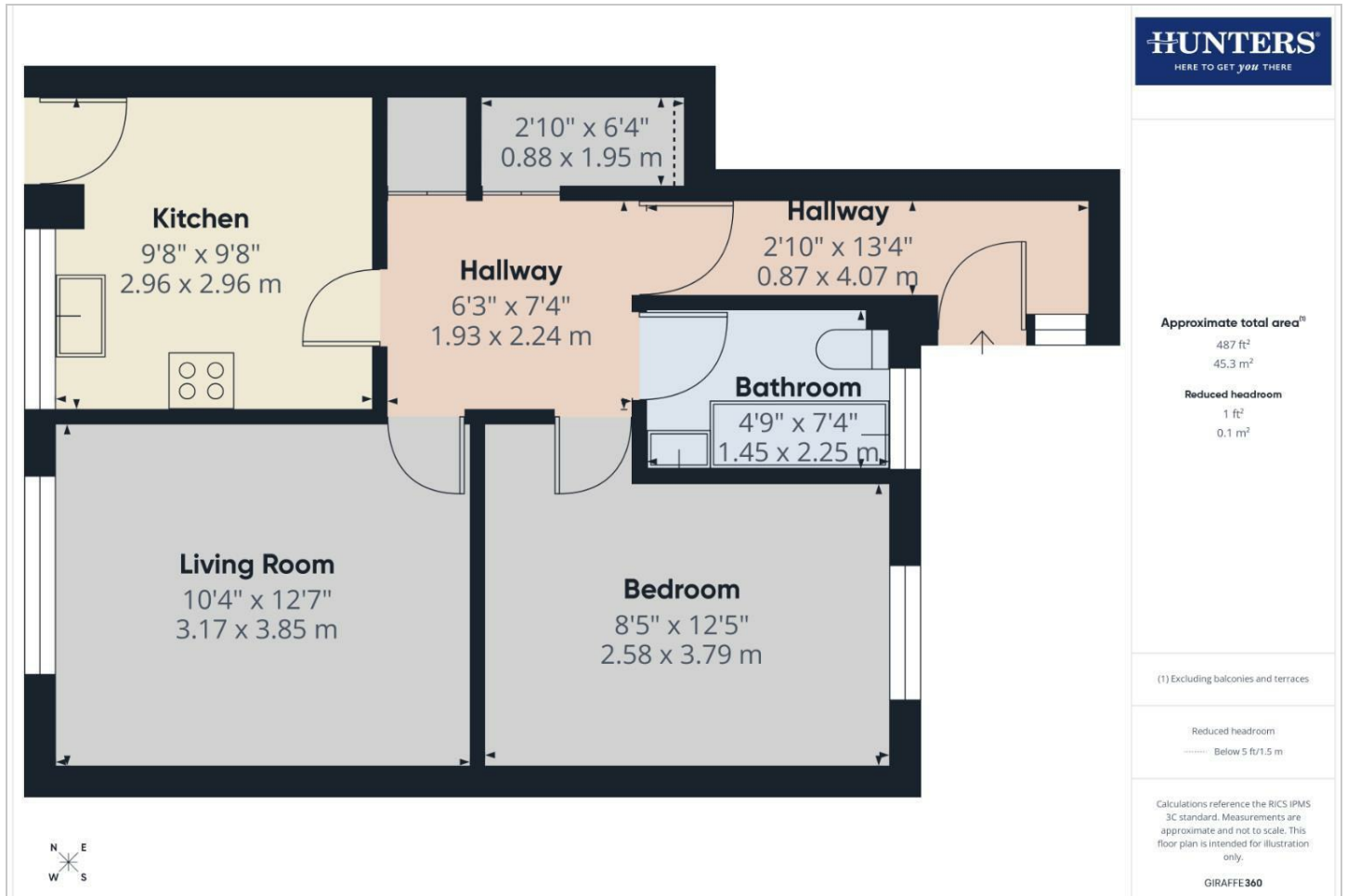
## HOME REPORT

This properties Home Report is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact the office directly.

## AML DISCLOSURE

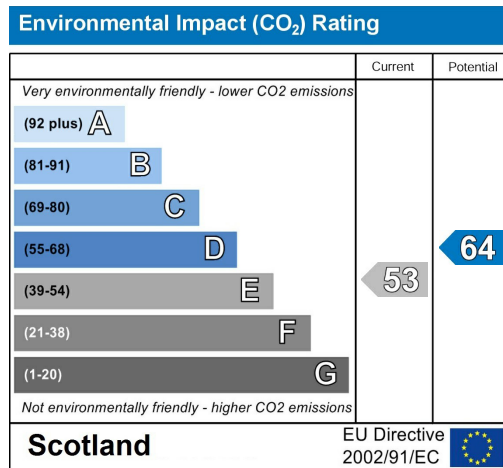
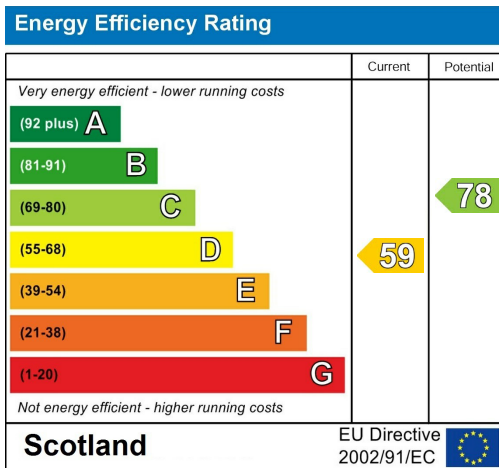
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

# Floorplan





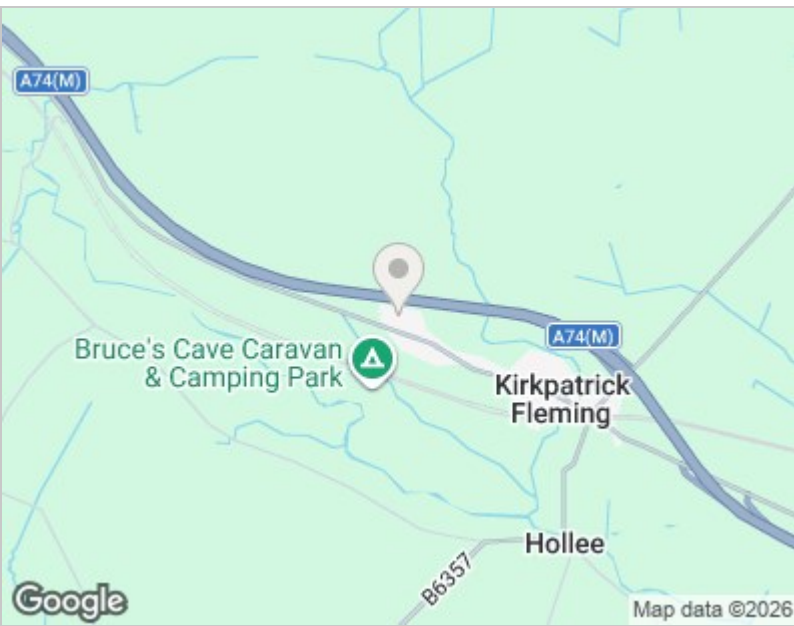
## Energy Efficiency Graph



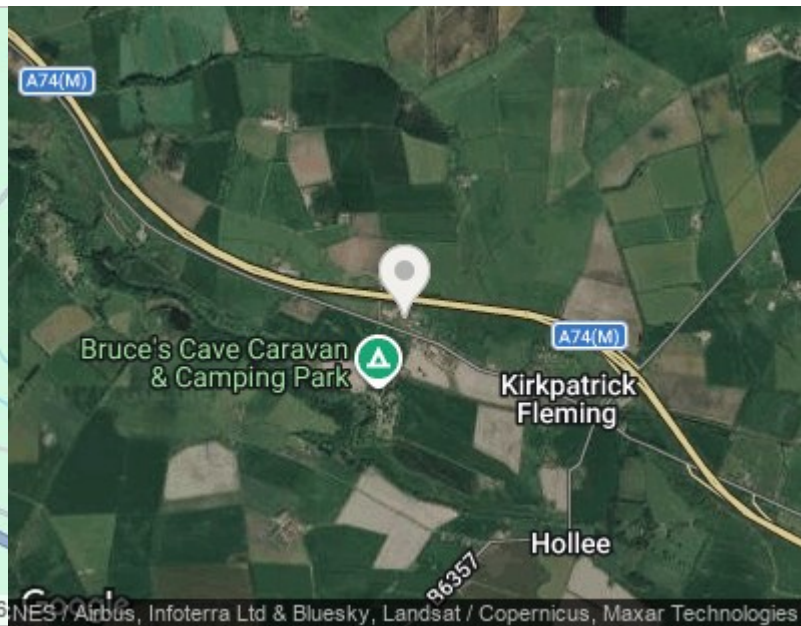
## Viewing

Please contact our Hunters Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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