



HUNTERS®

## 17 Greenfield Park

Kirkpatrick Fleming, Lockerbie, DG11 3AU

Offers Over £75,000



- No Onward Chain
- Lovely Views over the Surrounding Countryside
- Spacious Living Room with Electric Fire
- Two Double Bedrooms, Master with En-Suite Shower Room & Dressing Room
- Oil Central Heating & Double Glazing
- Detached Park Home enjoying an Excellent Plot
- Very Well Presented Throughout
- Modern Kitchen with Adjoining Utility Room
- Off-Street Parking & Low-Maintenance Gardens
- Over 50s Eligible to Purchase

# 17 Greenfield Park

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Located nicely within Greenfield Park, this detached two-bedroom park home is an ideal choice for those seeking a peaceful, low-maintenance lifestyle with lovely views over the surrounding countryside. Thoughtfully laid out and very well presented, the home features a bright living room, a well-equipped kitchen that opens into a dining area, and two double bedrooms, the master complete with its own en-suite and dressing room. A modern three-piece bathroom adds to the comfort on offer. Outside, the property sits on a tidy, easy-to-manage plot with low-maintenance gardens, a brick outbuilding for storage, and off-street parking. Offering a perfect balance of practicality and charm, this inviting home is best appreciated in person—early viewing is recommended.

The accommodation, which has oil central heating and double glazing throughout, briefly comprises a hallway, living room, dining room, kitchen, two bedrooms, master en-suite and bathroom internally. Externally, the plot includes off-road parking and wrap-around gardens.

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:

### HALLWAY

Entrance door, internal doors to the living room, two bedrooms and bathroom, radiator, loft-access point and a built-in cupboard.

### LIVING ROOM

Four double glazed windows, radiator, electric fire and a doorway to the dining room.

### DINING ROOM

Double glazed window, radiator and a doorway to the kitchen.

### KITCHEN

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric oven, electric hob, extractor unit, integrated washing machine, space for a fridge freezer, one bowl stainless steel sink with mixer tap, radiator, double glazed window, external door and a built-in cupboard housing the freestanding oil boiler.

### MASTER BEDROOM, EN-SUITE & DRESSING ROOM

Master Bedroom:

Double glazed window, radiator, fitted dressing unit and an internal door to the en-suite.

Master En-Suite:

Three piece suite comprising a WC, pedestal wash hand basin and a shower enclosure with mains shower. Part-tiled walls, radiator, extractor fan and an obscured double glazed window.

Master Dressing Room:

Radiator and fitted clothes rail.

### BEDROOM TWO

Double glazed window, radiator and fitted wardrobes.

### BATHROOM

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

## EXTERNAL:

The plot includes one block-paved parking space along with low-maintenance gardens and paved pathways around the home. Additionally, there is a brick outbuilding included within the pitch fee.

## WHAT3WORDS

For the location of this property please visit the [W h a t 3 W o r d s A p p](https://what3words.com) and enter - occurs.downcast.prettiest

## PLEASE NOTE

We advise the site fees are approximately £135.85 per month which includes water rates and pitch fee. The electricity supply is provided through the park and is billed quarterly. Purchasers must be over the age of 50 years. Please contact the office for a copy of the park rules.

## AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (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







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### Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

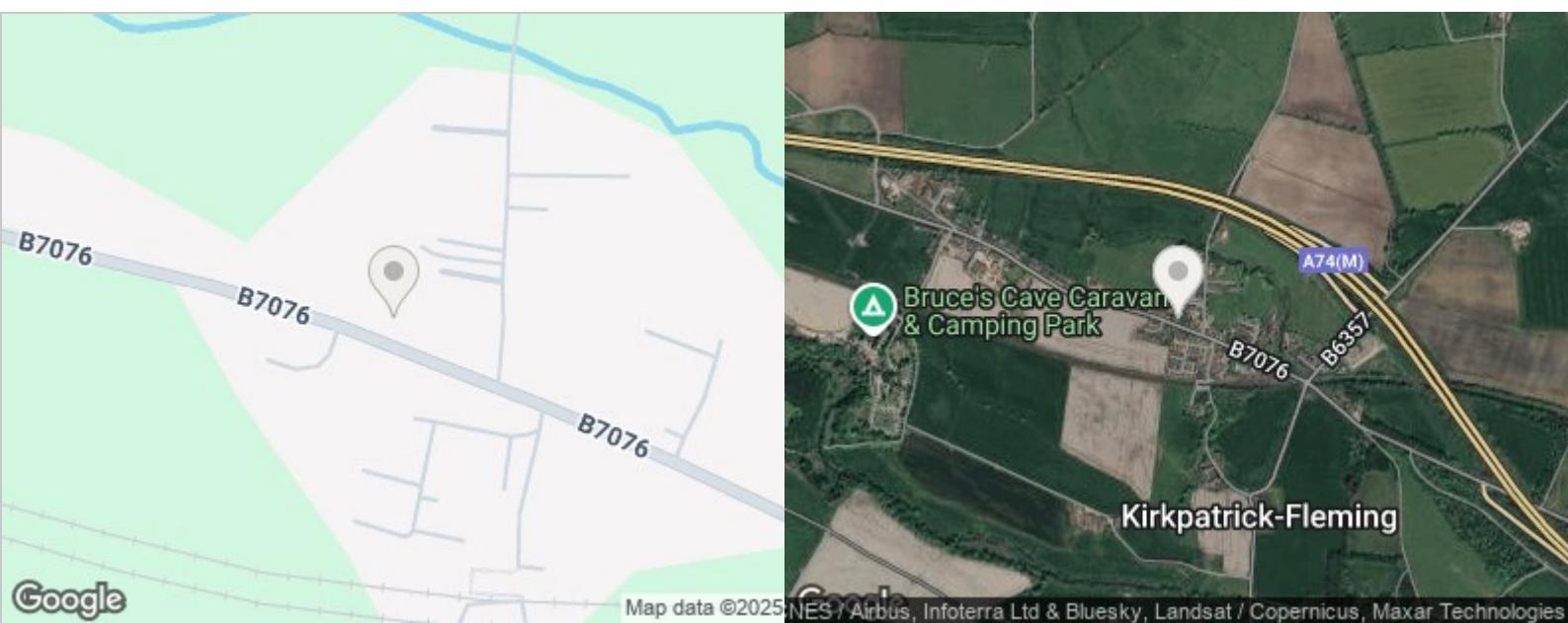
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

### Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map



Tel: 01387 245898



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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