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

3 Bedroom Detached Park Home

Guide Price £87,000

- Spacious accommodation throughout
- Recently refurbished both outside & in
- New carpets throughout
- Oakgrain U.P.V.C double glazing, oil central heating
- Driveway providing off road parking
- Quiet residential area
- Suitable to residents over 50 only – see www.greenfieldparkhomes.co.uk
- Ground rent of £111.00 per month is payable to the site owners
- Early viewing is recommended

ACCOMMODATION

Entered through a part glazed Oakgrain U.P.V.C front door giving access to an open plan lounge/fitted kitchen and dining area.

OVERALL AREA – (6.50m x 5.73m)

LOUNGE

Bright and spacious area. Nine chrome inset ceiling spotlights. Coal effect living flame electric fire set on a slate tile hearth with matching fascia and wooden surround. Two double glazed windows to the front elevation. Double glazed window to the rear elevation. Double glazed sliding patio doors to the side elevation leading out on to a decking area. Ring-top curtains. Television point. Telephone point. Fitted carpet. Three radiators with thermostatic valves. Door through to hallway.

KITCHEN AREA

Generous amount of modern wall and base units with new wood effect worktop. Stainless steel single drainer sink unit with vegetable compartment and chrome mixer taps. Integrated dishwasher and fridge freezer. Built-in electric hob and oven with chrome chimney hood extractor. Tiled splashbacks. Under unit lighting. Triple chrome spotlight ceiling fitment. Double glazed window to the rear elevation. Venetian blinds. Vinyl flooring.

HALLWAY

Useful storage cupboard (0.85 x 0.80m) with coat hooks, shelving and central heating boiler. Coving. Ceiling light. Hatch to loft. Smoke alarm. Honeywell thermostat. Fitted carpet. Radiator. Doors off to three good sized bedrooms (master bedroom with en-suite shower room) and bathroom.

BEDROOM 1 (with en-suite shower room) **(3.45m x 2.92m) at widest points**

Double glazed window to the front elevation. Curtains. Ceiling light. Television point. Telephone point. Built-in double wardrobe with matching

bedside table. Fitted carpet. Radiator. Door through to en-suite.

EN-SUITE SHOWER ROOM

Double glazed window to the front elevation. Venetian blinds. White wash-hand basin and dual flush W.C. Partially tiled walls. Fully tiled shower cubicle with mains powered Grohe shower. Shaver point with light. Wall mounted display mirror. Vinyl flooring. Radiator.

BEDROOM 2 **(3.37m x 2.94m)**

Double glazed window to the rear elevation. Curtains. Coving. Ceiling light. Television point. Two built-in wardrobes and matching furniture. Fitted carpet. Radiator.

BEDROOM 3 **(3.26m x 2.89m)**

Double glazed window to the rear elevation. Curtains. Coving. Ceiling light. Built-in double wardrobe and bedside table and drawer unit. Fitted carpet. Radiator with thermostatic valve.

BATHROOM **(2.15m x 1.70m)**

White three piece suite comprising bath with shower mixer bath taps, wash-hand basin and dual flush W.C. Obscured double glazed window to the front elevation. Venetian blinds. Vinyl flooring. Radiator.

OUTSIDE

Neatly kept lawn area to the front with raised decking area. Further raised decking area to the side elevation. Keyblock driveway and mature borders to the rear elevation. Detached single car garage.

NOTES

The details have been carefully prepared by the solicitor acting for the seller of the property and they are believed to be correct but are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.

SERVICES

Mains water, electricity and drainage. Oil central heating. The telephone is subject to the usual B.T. Regulations.

VIEWING

By arrangement with the Selling Agents HARPER, ROBERTSON & SHANNON, SOLICITORS & ESTATE AGENTS

Council Tax Band "A".