



48 The Granary, Glebe Street, Dumfries, DG1 3FQ

Offers over £70,000



£15,000 below home report valuation – Located within a highly desirable modern development of retirement flats built by McCarthy and Stone. Number 48 is located on the second floor and boasts all the normal modern conveniences with the added advantage of a fully maintained lift.

**£15,000 BELOW HOME REPORT VALUATION –**

Located within a highly desirable modern development of retirement flats built by McCarthy and Stone. Number 48 is located on the second floor and boasts all the normal modern conveniences with the added advantage of a fully maintained lift. The property is in walk in condition and benefits from ample residents car parking. Close to the town centre, supermarkets and local transport routes.

**ACCOMMODATION**

Entrance Hall, Sitting/Dining Room, Kitchen, Bedroom, Bathroom, Parking Space and Shared Communal Residents Lounge, Laundry Room and Gardens.

**ENTRANCE HALL (6'9" X 7'8" OR 2.08M X 2.34M)**

Entered through door with door bell and letter box. Coving. Ceiling light. Mains smoke detector. Security entry system. Wall mounted coat hooks. Fitted carpet.

**STORAGE CUPBOARD (5'11" X 3'2" OR 1.8M X 0.9M)**

Ceiling light. Housing fuse box, electric meters and immersion hot water tank. Fitted carpet.



### SITTING/DINING ROOM (23'4" X 10'7" OR 7.1M X 3.2M)

Window to Glebe Street with Juliette balcony, curtain rail and curtains. Two ceiling lights. Electric storage heater. Electric fire set on marble effect surround and wooden mantle. Television point. Telephone point. Fitted carpet.

### KITCHEN (7'7" X 7'4" OR 2.3M X 2.2M)

Entered from Sitting/ Dining Room through double opaque glazed doors. Window to Glebe Street with curtain rail. Coving. Ceiling light. Fitted wood effect base and wall units with granite effect work surface. Stainless steel sink with drainer. Integrated electric eye level oven, fridge and freezer. Integrated halogen hob with light and extract over. Wall mounted 'Dimplex' electric heater. Timber effect vinyl flooring.

### BEDROOM (15'6" X 9'11" OR 4.7M X 3M)

Window to Glebe Street with curtain rail and curtains. Coving. Ceiling light. Electric storage heater. Integrated wardrobe with shelf, hanging rail and mirror fronted doors. Television point. Telephone point. Fitted carpet.

### BATHROOM (6'10" X 5'6" OR 2.1M X 1.6M)

Coving. Ceiling light. 'Dimplex' wall heater. Electric heated towel rail. Extractor fan. Fully tiled walls. Modern double flush W.C. Wash basin set in fitted cabinet with mirror, light and shaving point over. Bath with mixer taps, shower screen and mains shower over. Timber effect vinyl flooring.

### OUTSIDE

There is ample private parking and access to the shared gardens. Mobility scooters can be charged in an undercover area at the rear of the development.

### ENTRY

By negotiation.

### VIEWING

Contact Braidwoods Solicitors on (01387) 257272

### NOTES

This property features full double glazing and electric heating. It has an integrated alarm system and round the clock assistance. Easy to use light switches in all rooms. Emergency pull cords in all rooms. Laundry room, residents lounge and visitors bedrooms on site. **AN AGE RESTRICTION OF 55 APPLIES TO THIS PROPERTY.** Home Report available on [www.onesurvey.org](http://www.onesurvey.org) . EPC band B. Council Tax band B.

## DIRECTIONS

From the Whitesands Dumfries, turn left at the traffic lights onto Brooms Road (A756). Continue straight across at the next junction and then take the following right onto Glebe Street. The development is on the left.

## CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.



# BRAIDWOODS

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