



37 The Granary, Glebe Street, Dumfries DG1 2LU

OIRO £85,000



This spacious one bedroom first floor flat is located within the McCarthy and Stone development of exclusive retirement flats situated within a short distance of Dumfries town centre.

The development offers accommodation to anyone aged 60 or over and benefits from communal residents lounge and laundry room. Supermarkets, shops, restaurants and all local amenities are within walking distance.

ACCOMMODATION

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

Hall

Ceiling light. Coving, Large storage cupboard with shelving, fuse boxes and lighting. Intercom system. Fitted carpet.

Sitting/ dining room (10'6" x 23' or 3.2m x 7m)

Patio doors to the rear opening onto small balcony area. Three ceiling lights. Coving. Electric storage heater. Electric fire set on marble effect surround with painted wooden mantle. Telephone point. Television point. Fitted carpet.

Kitchen (7'7" x 8'9" or 2.3m x 2.6m)

Window to the rear with roller blind. Ceiling spot lights. 'Dimplex' wall heater. Fitted base and wall units. Eye level oven. Electric hob with extractor fan over. Stainless steel sink and drainer. Tiled splashback areas. Integrated fridge and freezer. Vinyl flooring.



Bedroom (9'3" x 13'6" or 2.8m x 4.1m)

Window to the rear. Ceiling light. Coving. Built in wardrobe with mirror fronted doors, hanging rails and shelves. Electric storage heater. Telephone point. Television point. Fitted carpet.

Shower room (5'7" x 6'9" or 1.7m x 2m)

Ceiling light. Coving. W.C. Wash hand basin with mirror and light over set in fitted shelved cabinets. Large shower cubicle with mains shower. Tiled walls. Wall mounted heated towel rail. Fitted carpet.

Outside

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

NOTES

This property has an ample supply of power points, full UPVC double glazing and full electric heating. All fixed floor coverings and integrated appliances are included. No guarantees will be given with the white goods included. Factor details: FirstPort, 3rd Floor, Troon House, 199 St Vincent Street, Glasgow, G2 5QD - . Home Report available. 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.



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