



Flat 67 The Granary Mews, Dumfries, DG1 2LU

Offers over £120,000



A spacious rarely available two bedroom ground floor retirement apartment.

A spacious rarely available two bedroom ground floor retirement apartment. This property has the added benefit of two storage rooms as well as a patio door leading out into the communal gardens. The Granary Mews is well placed for access to all amenities Dumfries town centre has to offer, including a supermarket on its doorstep.

ACCOMMODATION

Entrance Hall, Sitting Room, Kitchen, 2 Double Bedrooms, Wet Room, 2 Storage Rooms. Communal gardens and laundry room. Parking.

HALL

Entered through wooden door. Two ceiling lights. Electric heater. Central heating thermostat. Fitted carpet

SITTING ROOM (10'2" X 21'7" OR 3.11M X 6.63M)

Patio door leading to the gardens with window to side and curtain pole and curtains. Three decorative ceiling lights. Electric fire with marble effect surround. Telephone and television points. Fitted carpet.

KITCHEN (7'2" X 6'6" OR 2.20M X 2.02M)

Window to the rear with roller blind. Ceiling spot lights. Base and wall units. Stainless steel sink and drainer. Tiled splashback. Eye level oven. Integrated fridge and freezer. Hob with stainless steel extractor hood over. Tiled flooring.



BEDROOM 1 (14'4" X 8'8" OR 4.40M X 2.69M)

Window to the rear with curtain pole and curtains. Ceiling light. Electric heater. Television and telephone points. Built in cupboard with hanging rail, shelf and mirrored doors. Fitted carpet.



BEDROOM 2 (14'7" X 8'8" OR 4.50M X 2.69M)

Window to the rear with curtain pole and curtains. Decorative ceiling light. Electric heater. Television point.

WET ROOM (6' X 8'4" OR 1.84M X 2.58M)

Opaque glazed window to the side with roller blind. Ceiling spot lights. W.C. and wash hand basin set in fitted vanity unit. Stainless steel shower. Respatex wall cladding. Chrome ladder style central heating radiator. Wet room floor.



STORAGE ROOM 1 (5'9" X 4'2" OR 1.80M X 1.30M)

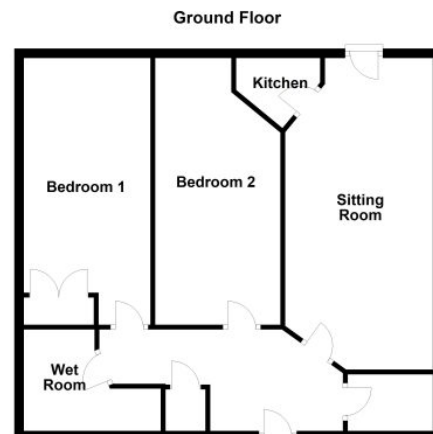
Ceiling light. Shelves. Coat hooks. Fitted carpet.

STORAGE ROOM 2 (2'81" X 4'7" OR 0.85M X 1.44M)

Shelves. Water heater. Fuse box and meters. Fitted carpet.

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.



NOTES

This property has an ample supply of power points, full electric heating and full double glazing. All fixed floor coverings, window dressings and white goods are included in the sale. No guarantees will be given with any white goods included. Home Report available on www.onesurvey.org. EPC Band C. Council Tax Band D.

ENTRY

By negotiation.

VIEWINGS

Contact Braidwoods Solicitors on (01387) 257272.

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. Granary Mews is the building to the rear of the development.

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

SOLICITORS & ESTATE AGENTS

1 Charlotte Street, Dumfries, DG1 2AG

www.braidwoods.com

T: 01387 257 272 | E: web@braidwoods.com