

**Annan**

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## 76 Glebe Street, Dumfries

DG1 2LH

**Offers Over £60,000**



Traditional sandstone one bedroom ground floor flat with generous living space and high ceilings throughout. The property is within walking distance of town centre for all local amenities, commuter links and leisure facilities. College and university campuses close by. The property benefits from modern galley style kitchen, neutral decoration including bathroom fittings and shared communal area and old wash house. Viewing is highly recommended.

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DG1 2LH

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## Accommodation

Living Room, Galley Kitchen, One Bedroom and Bathroom.

## Outside

Communal shared garden to rear.

Shared old wash house building.

## Features

Spacious Accommodation

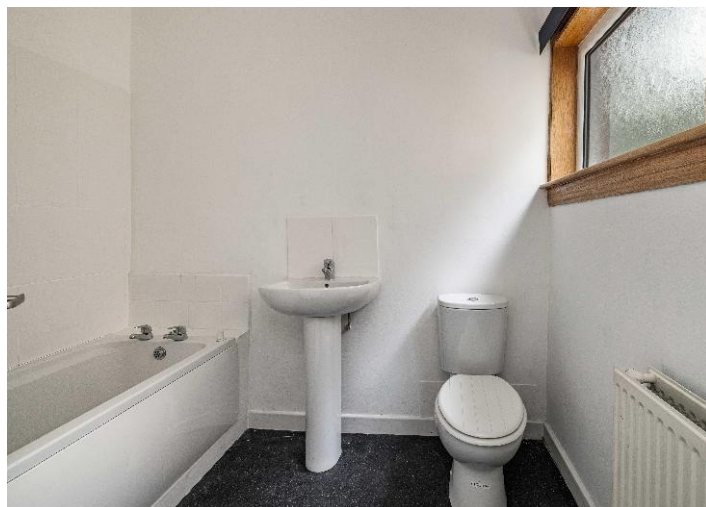
Traditional sandstone

Enclosed shared walk way to flat

Short walk to Town Centre and two supermarkets

Sun trap communal gardens to rear.

Close to College and University



## Situation

DUMFRIES

This bustling town of Dumfries is set along the banks of the River Nith and is the largest town in South West Scotland. Dumfries has been a Royal Burgh since 1186. Dumfries is perhaps most well known for its many associations with Robert Burns, who lived here in the 1790s. The Robert Burns Centre is situated in an 18th century watermill and tells the story of Burns' last years in the town. The town was also home to J M Barrie for 5 years, the playwright best known for his work Peter Pan. Barrie played with friends at the Georgian house Moat Brae, which was restored and opened as a visitor attraction. It is now the National Centre for Children's Literature and Storytelling. Various places of interest and

Dumfries has a wide variety of shops, large retail units, restaurants and places to stay, leisure facilities and commuter links making it a favourite of visitors to this part of Scotland.

## Description

Well maintained bright and spacious ground floor flat with full double-glazing and gas central heating throughout.

To the rear a shared communal garden and outbuilding.

## Fixtures and Fittings

All floor coverings, light fittings and blinds. (No warranty will be given for any white goods left in the property).

## Services

Mains gas, electricity, water and drainage.

## EPC

E

## Council Tax

A

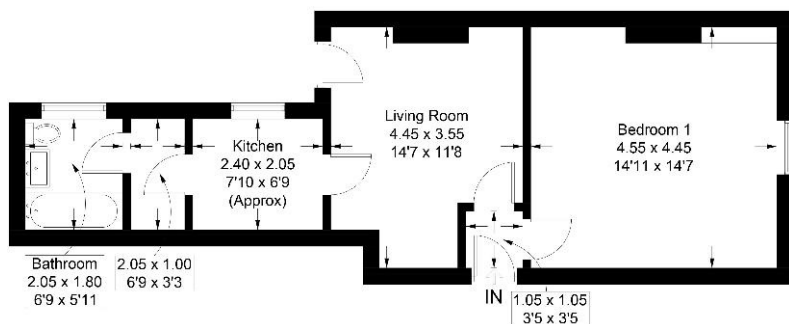


Illustration for identification purposes only. Measurements are approximate, not to scale. floorplans.jaketch.com © (10/1012405)



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