

Flat 12, The Granary, Glebe Street
Dumfries
DG1 2LU
Offers in the region of £100,000

www.JHS LAW.co.uk

01387 739000
info@jhslaw.co.uk

Flat 12, The Granary, Glebe Street, Dumfries, DG1 2LU

PROPERTY SUMMARY

This ground floor retirement apartment is within an exclusive development by McCarthy & Stone.

The property is well situated for easy access to Dumfries Town Centre and various local amenities including supermarkets.

Accommodation comprises a hall, lounge, kitchen, bedroom and shower room. There are also communal living spaces within the building as well as shared gardens and parking. This property is sure to make your retirement years truly enjoyable.

An age restriction applies and therefore McCarthy & Stone require to approve any new purchaser. Communal service charges apply.

EPC = B

- ***Retirement Apartment***
- ***Close to Dumfries Town Centre and Local Amenities***
- ***Communal Garden***
- ***Ground Floor Flat***

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW
8 Bank Street, Dumfries, Dumfries and Galloway, DG1 2NS
Tel: 01387 739 000
Email: info@jhslaw.co.uk

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Property Description

This CHAIN-FREE ground floor apartment is located within the highly sought after Granary residential development.

The well-presented accommodation comprises a hall, lounge, kitchen, bedroom and shower room, all decorated in a neutral and tasteful fashion, making the property ready to move into straight away.

The development has shared gardens and residents' parking externally, with a residents lounge, a visitor guest room (fee applicable), lift to all floors and a shared laundry facility internally. There is a secure entry system to access the building. All rooms in the apartment have pull cords for the careline system, which provides 24 hour assistance.

An age restriction applies and therefore McCarthy & Stone require to approve any new purchaser. Communal service charges apply.

The Granary is located just a short distance from Dumfries Town Centre and is within easy reach of supermarkets, post offices, restaurants, cafes and community centres. The communal living along with convenient location make it a perfect place to enjoy a comfortable retirement.

Hall

The entrance hall houses a generously sized built-in storage cupboard which contains the hot water tank and electricity meter.

Lounge

23'7" x 10'5" or thereby
A spacious and bright lounge including a feature electric fire and patio doors that lead out onto the communal rear garden.





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Kitchen
7'6" x 7'2" or thereby
The kitchen benefits from fitted base and wall units, a built-in AEG cooker and hob, an AEG extractor hood, and a stainless steel sink and drainer. It is finished with a tiled backsplash and a window overlooking the garden.

Bedroom
13'5" x 9'6" or thereby
A double bedroom which includes a built-in wardrobe.

Bathroom
6'10" x 5'6" or thereby
The bathroom benefits from a shower cubicle, WC and vanity unit with basin.

Viewing
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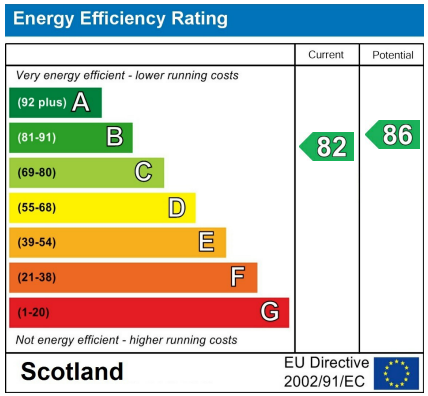


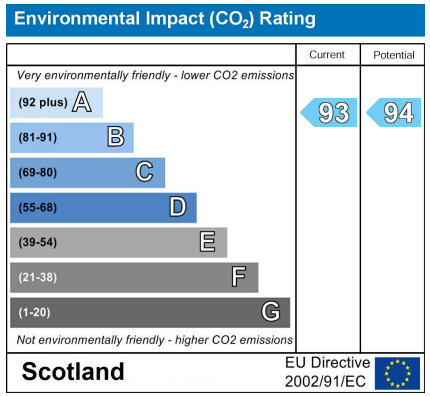
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House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
Flat	Freehold	B	B	A





We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.



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@JHS LAW

@johnhendersonandsons

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