



44 The Granary, Glebe Street, DG1 3FQ

Offers over £95,000



Beautifully presented first floor 1 bedroom flat located within a highly desirable modern development of retirement flats built by McCarthy and Stone.

This flat offers spacious living accommodation with the extra security of a care call system and safety pull cords in all the rooms, residential parking, use of the communal areas and garden and the use of the fully maintained lifts for easy access to all floors. The Granary is within walking distance to the Dumfries Town Centre, has a supermarket on the doorstep and on local transport routes. Purchasers to be over 60 years of age.

ENTRANCE HALL – 5.12M X 1.32M (AT WIDEST POINT)

Own front door into hallway, fitted carpet, ceiling light, coving, secure entry system for main entrance door. There is access to shower room, bedroom, living room and 2 storage cupboards.

BEDROOM – 3.98M X 3.10M

Generous sized bedroom with window to the side of the building, fitted carpet, ceiling light, coving, electric radiator, built in wardrobes with sliding mirrored doors, shelving and hanging space.

SHOWER ROOM – 2.11M X 1.75M

Laminate flooring, shower cubicle with mains power shower with panelling splash back and sliding glass door and grab rails, W.C, wash hand basin with vanity unit, wall mounted mirror, ceiling light, tiled walls, heated towel rail and wall mounted fan heater.



LIVING ROOM – 4.16M X 3.88M

Triple windows looking out to the side of the building, electric radiator, double ceiling light, coving, fitted carpet, double opaque timber doors leading into the kitchen.

KITCHEN- 2.78M X 1.61M

Window to the side of the building, range of wall and base units, ample worktop space, stainless steel sink and drainer, integrated hob, integrated oven, under unit light fittings, ceiling light, coving, tiled splash back, laminate flooring. There is also space for an under counter fridge.

OUTSIDE

The Granary has a private residential parking, seating area with mature trees, beddings and shrubs at the front of the property and leading through the communal dining room is a patio area garden with benches that the residents can enjoy at their own leisure.



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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