



Glebe Street

Dumfries, DG1 2LU

Offers Over £115,000

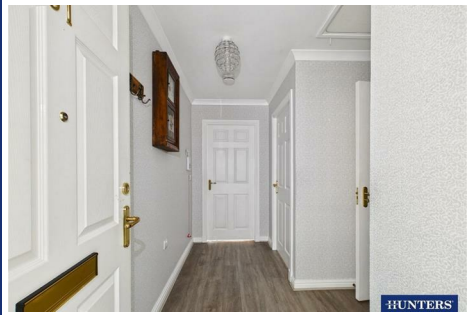


- One-bedroom penthouse apartment for over 60s
- Lift access to third floor, close to apartment
- Double bedroom with fitted wardrobes
- Accessible shower room with walk-in shower
- Communal lounge with regular social activities
- Secure entrance with intercom and key fob access
- Spacious lounge/dining room with natural light
- Modern fitted kitchen with integrated appliances
- Emergency pull cord system throughout
- EPC – B | Council Tax Band – C

Glebe Street

Dumfries, DG1 2LU

Offers Over £115,000



Hunters Dumfries are proud to present this spacious one-bedroom penthouse apartment within The Granary, a well-regarded retirement complex designed exclusively for residents aged 60 and over. Offering a secure, sociable and low-maintenance lifestyle, the development provides the ideal setting for those looking to enjoy independent living with the reassurance of a supportive community environment.

The Granary is much more than just a place to live — it offers a genuine sense of community, with a full calendar of organised activities available to residents. From bingo and games nights to social gatherings and regular events, there are daily opportunities to stay active, engaged and connected, all centred around the welcoming communal lounge.

The development itself is set within beautifully maintained communal gardens, with landscaped grounds, seating areas and accessible pathways providing a peaceful outdoor space to relax and enjoy. The setting encourages both social interaction and quiet enjoyment, offering the best of both worlds.

Security and convenience are key features, with a secure entry system, lift access to all floors and 24-hour on-site management providing peace of mind for residents and their families.

Ideally located within Dumfries, the property benefits from excellent access to the town centre, with a wide range of shops, healthcare services, transport links and everyday amenities all close at hand. The surrounding area also offers pleasant walks and green spaces, further enhancing the lifestyle appeal.

Overall, this property offers an opportunity to enjoy independent living within a safe, friendly and well-established community, in a location that combines convenience with comfort.

Communal Entrance

Access to the development is via a secure communal entrance door, serving this over 60s retirement complex. Entry is controlled via an intercom system for visitors, along with key fob access for residents, ensuring both security and ease of use.

The communal entrance hall provides a welcoming first impression and offers access to the shared facilities within the building, including a communal activities room and direct access to the landscaped gardens.

From here, a lift system provides access to all floors, including the third floor where the apartment is located. The lift exit is conveniently positioned just a short distance from the apartment, allowing for easy and level access throughout.

Entrance Hall

Entered via the front door, the hallway is finished with laminate flooring and provides access to all rooms within the apartment. The space includes loft access, a smoke alarm and a Tunstall door entry speech system, allowing secure communication with the main entrance of the building.

A useful storage cupboard is also located off the hallway, offering hanging space and lighting, as well as housing the electrical consumer unit. An emergency pull cord system is also fitted within the hallway for added peace of mind.

Lounge/Dining Room

A particularly spacious lounge/dining area benefitting from its penthouse position and offering an excellent sense of space. The room is bright and airy, with dual windows overlooking the communal gardens, allowing for an abundance of natural light.

The living area features an inset electric fire with hearth, while the dining space comfortably accommodates a table and chairs. An emergency pull cord system is also installed within this room.

Kitchen

The kitchen is well laid out and designed with practicality in mind, featuring a range of modern white base and wall units with ample storage. Appliances include an electric hob positioned at worktop height and an oven set at a convenient raised level.

A window overlooks the communal gardens, and an extractor fan is also fitted.

Pantry Cupboard

Located off the kitchen, this generous walk-in storage cupboard provides excellent additional space with wall-to-wall shelving and hanging rail. The cupboard also houses the hot water system.

Bedroom

A well-proportioned double bedroom with a window

overlooking the communal rear gardens, offering a pleasant outlook across mature greenery and seating areas.

The room benefits from double built-in wardrobes providing ample hanging and shelving space, along with an electric storage heater. An emergency pull cord system is also in place.

Shower Room

The shower room has been thoughtfully designed for assisted living and comprises a large walk-in shower with glass screen and power shower, complete with support handrails. A vanity sink unit with mirror and a low-level WC are also fitted.

Additional features include wall-mounted grab rails, a heated towel rail and a wall-mounted heater, with full-height tiling to key areas.

Communal Events Room

The development benefits from a dedicated communal activities room, providing a welcoming space for residents to gather, socialise and take part in a wide range of organised events.

This room is regularly used for activities such as bingo, games nights, beetle drives and social gatherings, creating a lively and inclusive community atmosphere. A full calendar of events is available within the main entrance, with activities taking place on a regular basis, offering residents the opportunity to stay active, engaged and connected.

The space itself is well-presented and comfortably arranged, making it an ideal setting for both organised entertainment and more informal social interaction.

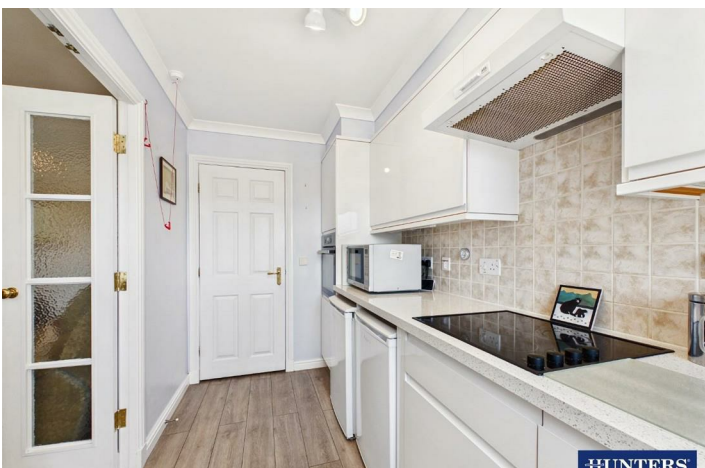
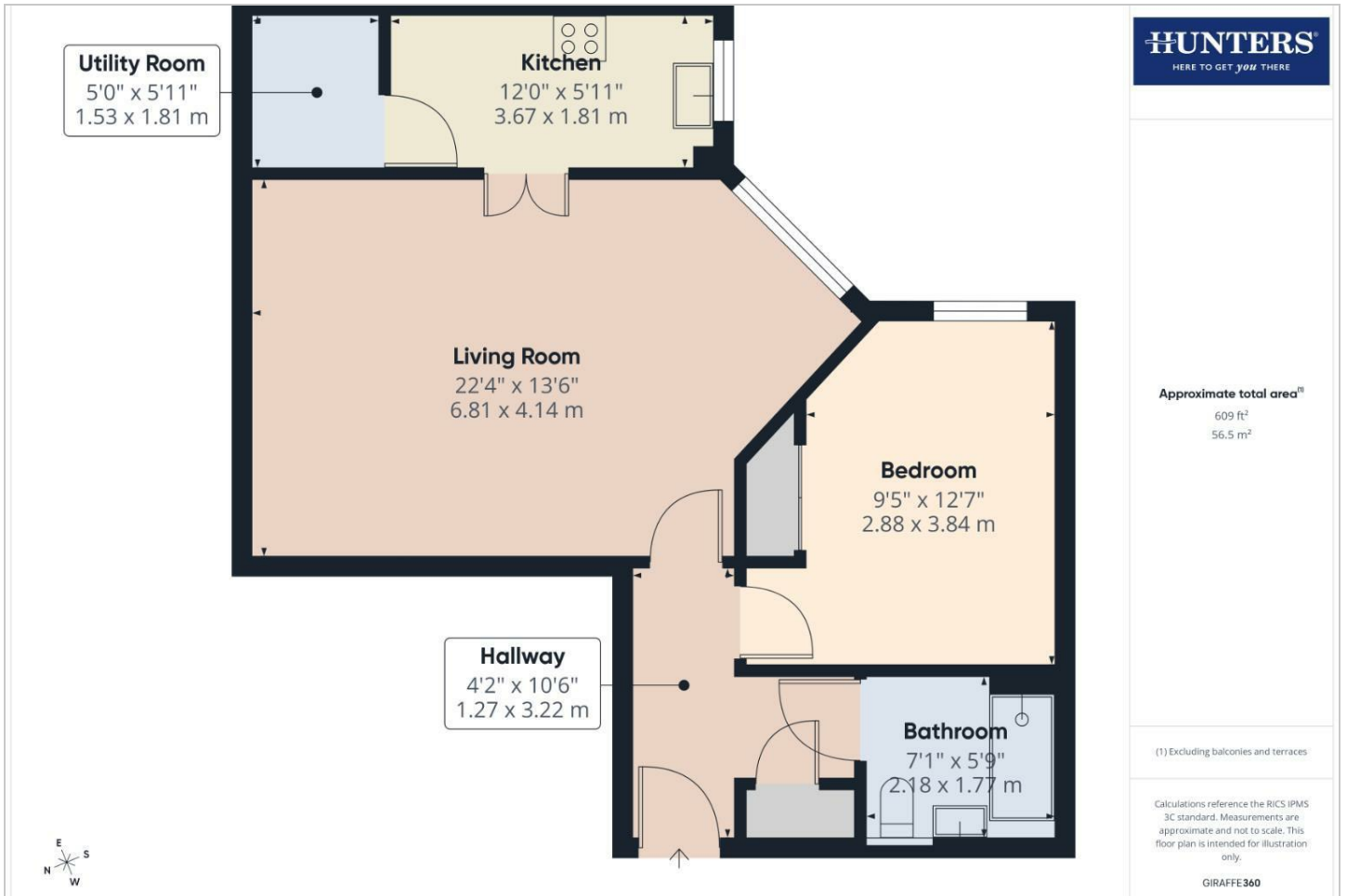
Communal Gardens

The Granary is set within beautifully maintained communal grounds, offering a peaceful and welcoming environment for residents. Landscaped gardens surround the development, featuring well-kept lawns, established planting, and a variety of mature trees and shrubs.

A central paved seating area provides an ideal space for residents to relax and socialise, complete with benches and outdoor furniture. Pathways run throughout the gardens, allowing for easy and level access.

The building itself is fully secure, with controlled entry and 24-hour on-site management. A lift system provides access to all floors, with the apartment located just a short distance from the lift exit. Ample parking is available for residents and visitors.

Floorplan

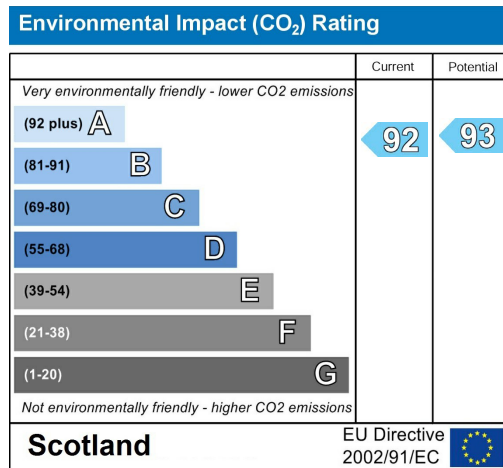
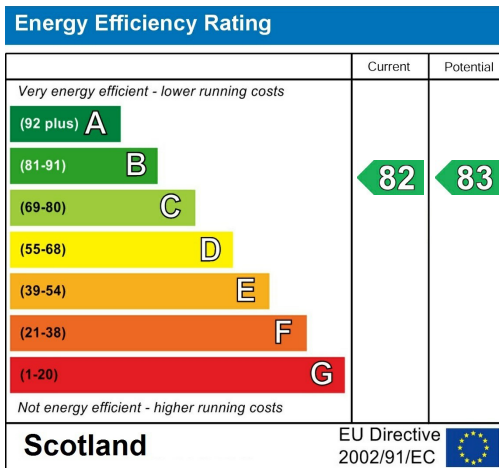






HUNTERS®

Energy Efficiency Graph



Viewing

Please contact our Hunters Dumfries Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Moat Brae, 101 George St, Dumfries, DG1 1EA
Tel: 01387 245898 Email: dumfries@hunters.com
<https://www.hunters.com>

