



## Glebe Street

Dumfries, DG1 2LU

Offers Over £145,000



- Two Bedroom Apartment
- Spacious lounge with separate dining area
- Two double bedrooms with built-in wardrobes
- Lift and secure communal entrance with residents' lounge and regular social activities
- Communal parking and attractive shared gardens
- Exclusively for residents aged 55 and over
- Well-equipped fitted kitchen with integrated appliances
- Excellent storage throughout with three cupboards and loft access
- Tunstall emergency call system throughout the property
- EPC Rating: D | Council Tax Band: D

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Hunters Dumfries are delighted to present for sale this well-presented two-bedroom second-floor retirement apartment, available exclusively to purchasers aged 55 and over, within the popular Granary development in Dumfries. Offering a comfortable and low-maintenance lifestyle within a friendly residential community, the property is particularly well suited to those looking to retain their independence while also benefiting from the reassurance of secure access, a Tunstall emergency call system and a range of communal facilities.

The apartment itself offers generous accommodation throughout, including a spacious lounge with dining area, a well-equipped kitchen, two double bedrooms with fitted wardrobes, a modern shower room and excellent storage within the entrance hall. Residents also benefit from lift and stair access to the second floor, a communal meeting area where regular social activities are hosted, shared gardens to the rear and communal parking to the front of the development.

Conveniently positioned approximately five minutes' walk from Dumfries town centre, the property is well placed for a wide range of shops, cafés, public transport links and everyday amenities. Mountainhall Treatment Centre, local medical practices and other healthcare services are also within easy reach, making this a particularly practical location for retirement living.

Prospective purchasers should be aware that the development is subject to an age restriction of 55 years and over, and ongoing service and maintenance charges apply. These contribute towards the upkeep and management of the building, communal areas, shared gardens and associated facilities. Full details of the current charges and any applicable conditions should be confirmed directly with The Granary residents' management or the seller's solicitor.

Viewings are strictly by appointment only through Hunters Dumfries on 01387 245898.

EPC Rating: D | Council Tax Band: D

Tel: 01387 245898

### Communal Entrance

Accessed via a secure communal entrance with entry system, the building offers both stair and lift access to the second floor. Well-maintained communal hallways lead to the entrance of the apartment. Residents also benefit from a communal lounge where regular social events and activities are organised, creating a friendly and welcoming environment.

### Entrance Hall

A spacious and welcoming entrance hall providing access to the lounge, both bedrooms and shower room. The hallway benefits from three generous storage cupboards, one housing the hot water system, electrical consumer unit and Tunstall control equipment, together with loft access. The Tunstall emergency call system is located within the hallway, with assistance cords extending throughout the apartment.

### Longe/Dining Room

A bright and spacious reception room enjoying two windows overlooking the communal rear gardens, allowing an abundance of natural light to flood the room. Well presented in neutral décor with carpet flooring, the room features a decorative fireplace, electric storage heating and ample space for both lounge and dining furniture. Glazed double doors provide an open connection to the kitchen.

### Kitchen

Fitted with a range of wall and base units complemented by tiled splashbacks and generous worktop space. Incorporating a stainless steel sink and drainer, integrated electric oven, electric hob with extractor above, integrated fridge and freezer. A window overlooking the communal rear gardens provides natural light, creating a bright and practical working environment.

### Bedroom One

A generous double bedroom with built-in wardrobes, window overlooking the communal rear gardens, electric heating and emergency assistance pull cord.

### Bedroom Two

A further well-proportioned double bedroom benefiting from mirrored built-in wardrobes, window overlooking the communal gardens, electric heating and emergency assistance pull cord.

### Shower Room

Fitted with a walk-in enclosed shower incorporating a grab rail, vanity wash hand basin with storage beneath and low-level WC. Finished with floor-to-ceiling tiling, lino flooring and extractor fan.

### Parking

The development benefits from communal residents' parking to the front of the building, offering ample parking on a non-allocated basis.

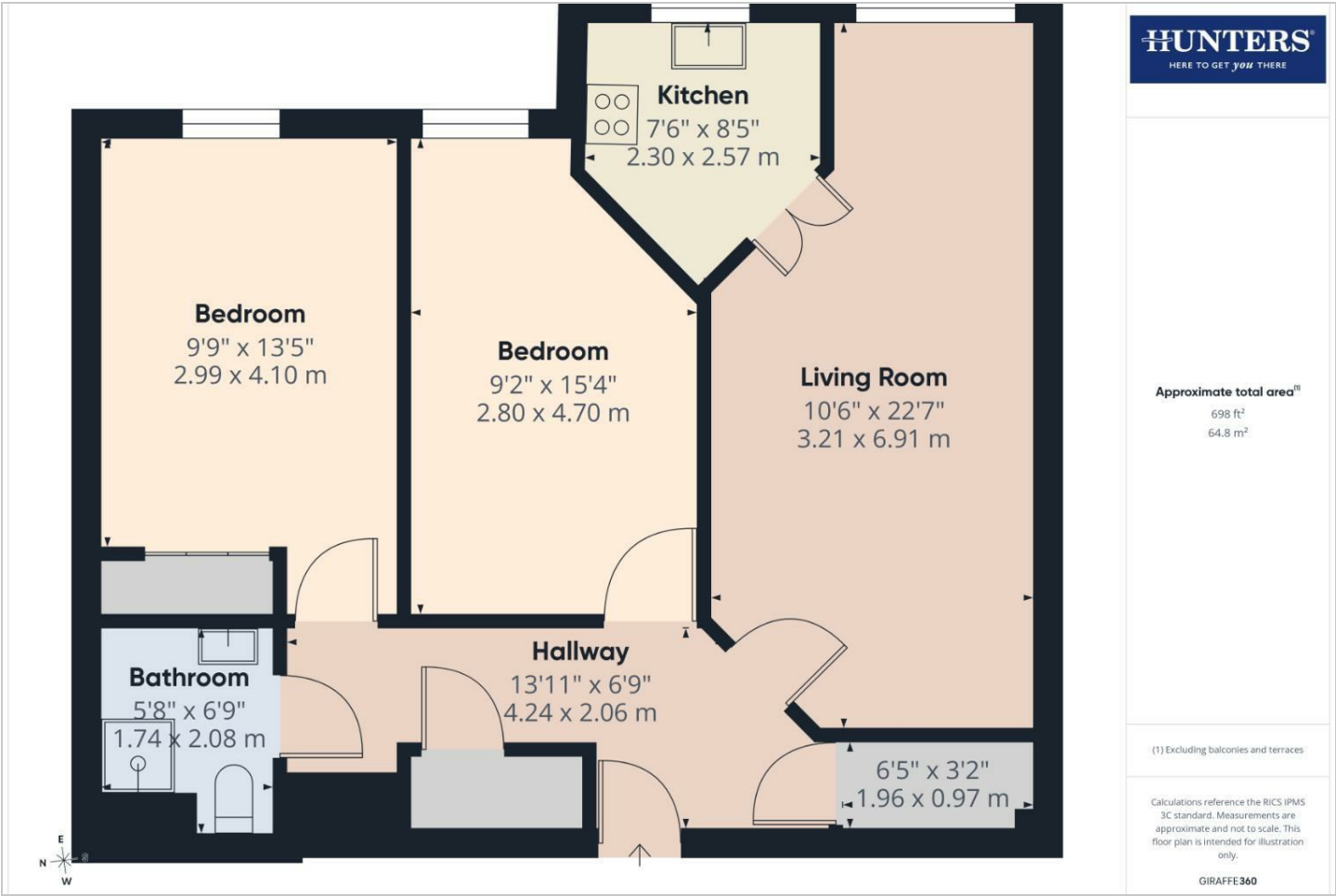
### External - Shared Gardens

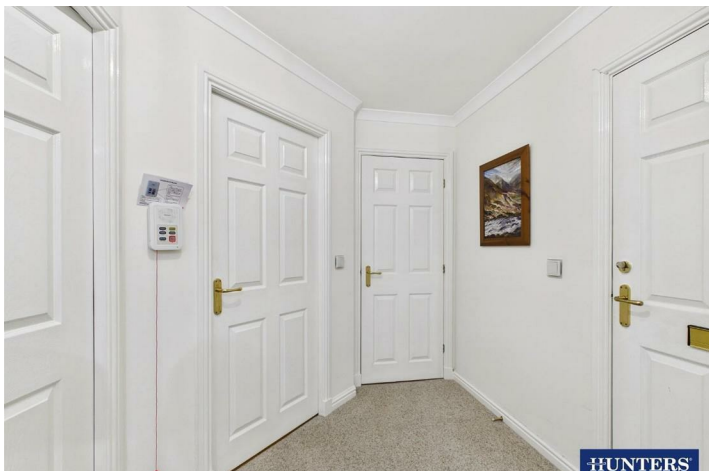
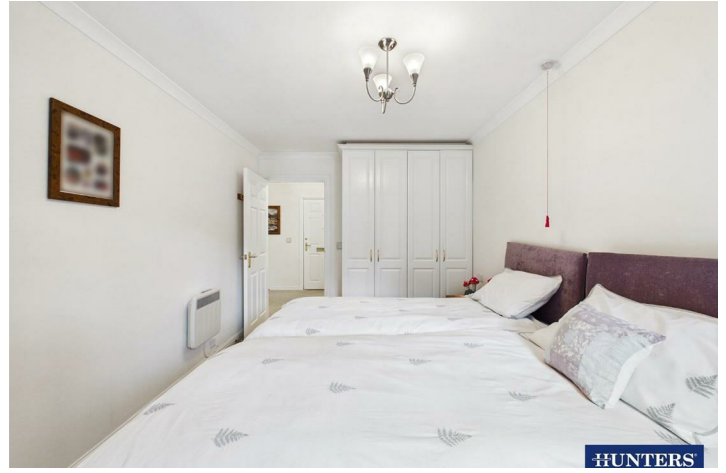
The Granary is set within beautifully maintained communal grounds, offering a peaceful and welcoming environment for residents. Landscaped gardens surround the development, featuring well-kept lawns, established planting, and a variety of mature trees and shrubs.

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

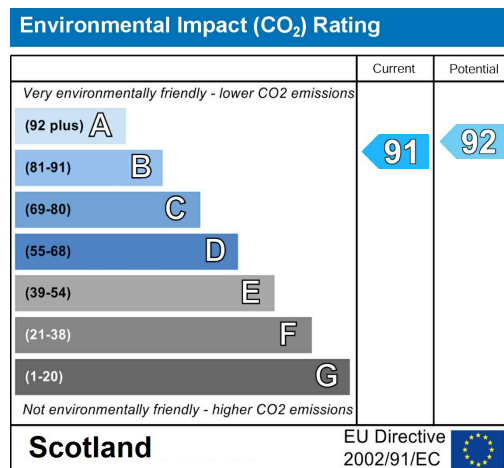
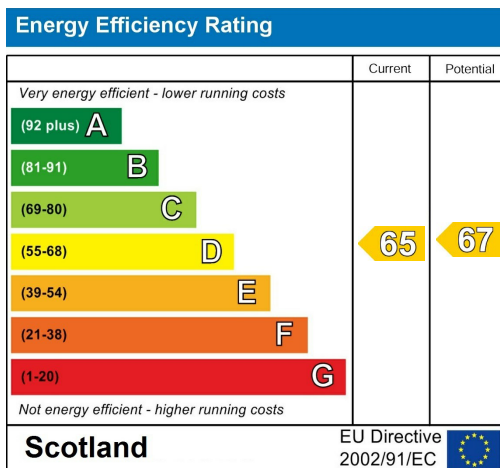






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## Energy Efficiency Graph



## 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.

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