



**Flat 84, The Granary Mews, Glebe Street
Dumfries
DG1 2LU
Offers over £70,000**



01387 739000
info@jhslaw.co.uk

Flat 84, The Granary Mews, Glebe Street, Dumfries, DG1 2LU

PROPERTY SUMMARY

A Modern Second Floor Retirement Apartment within an exclusive development by McCarthy & Stone. The property is well situated with easy access to town centre and various local amenities including supermarkets. Accommodation comprises an Entrance Hall, Lounge, Fitted Kitchen, Bedroom and Shower Room, with electric heating and double glazing throughout. The communal gardens are perfect for enjoying the fresh air and socialising with fellow residents. Additionally, shared parking ensures that you and your guests will have a convenient place to park. This property is sure to make your retirement years truly enjoyable.

The Granary has a Development Manager who is onsite Monday to Friday, 9.00am to 1.00 pm. The development has a residents lounge, a visitor guest room (fee applicable), lift to all floors and a shared laundry facility. There is a secure entry system to 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.

EPC - B.

- **Modern Second Floor Retirement Apartment**
- **Well Situated For Town Centre & Local Amenities**
- **Hall; Lounge; Fitted Kitchen; Bedroom; Shower Room**
- **Communal Gardens**
- **Private Residents Parking**
- **Residents Lift To All Floors**
- **EPC = B**

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

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Entrance Hall

Access into the property is directly into the Entrance Hall, with a useful built-in cupboard housing the electrics and heating.

Lounge

11'9" x 19'0" or thereby

A well proportioned lounge with ample space for a dining table. The lounge features an electric fire with decorative surround and hearth. A window provides elevated views over the communal gardens.



Kitchen

6'10" x 7'2" or thereby

The Kitchen comprises a generous range of fitted base and wall units and complimentary work surfaces, with an integrated electric eye-level oven, electric hob with extractor over, fridge and freezer, with a stainless steel sink and drainer unit.

Bedroom

8'6" x 14'9" or thereby

A spacious double Bedroom with mirrored built-in wardrobe.

Shower Room

6'10" x 3'3" or thereby

The Shower Room consists of a shower enclosure with main-powered shower unit, a wash hand basin with useful vanity unit, and a WC.

Outside

Externally, the development benefits from communal gardens and residents private car parking.

EPC = B

Viewing Arrangements

Please contact JHS Law on (01387) 739000 to arrange a viewing.





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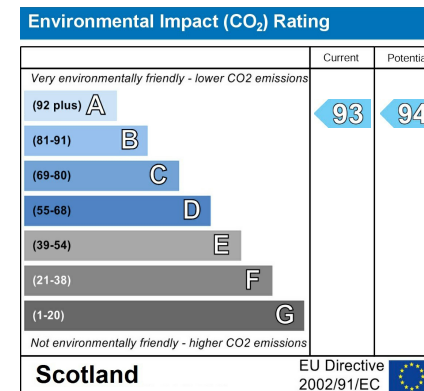
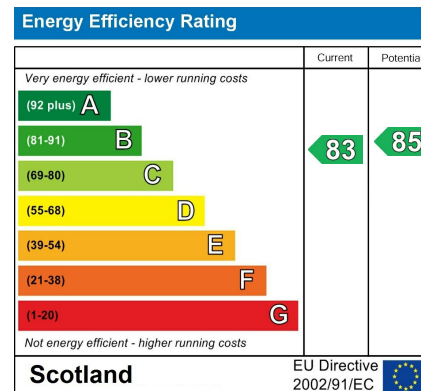
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House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
Apartment - Retirement	Freehold	B	B	A



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.

