



44 THE GRANARY, GLEBE STREET
DUMFRIES, DG1 2LU
PRICE: OFFERS OVER £90,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Hall 4'08" x 17'00" (widest) (approx)
Living Room 14'00" x 14'11" (approx)
Kitchen 5'08" x 9'06" (approx)
Bedroom 1 11'11" x 18'07" (longest) (approx)
Shower Room 6'01" x 7'02" (approx)

Home Report—www.packdetails.com
REF: HP698650
EPC = C

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316. These will be carried out in line with current Covid-19 regulations.



Spacious one bedroom flat on the second floor of The Granary which remains a popular choice of retirement development. Conveniently situated on the edge of Dumfries town centre, the property is mere minutes away from a wide range of amenities, including town centre shops, supermarkets and Medical Centres. As a purpose built retirement development, benefits from an entry phone system, CCTV, lift. The apartment itself contains a care-call pull-cord in every room, along with easy to use push pad light switches. Please note that at least one occupant must be 60 years of age or over.

The accommodation comprises: Entrance hallway with built-in cupboard with electrics and large built-in airing cupboard with shelves and clothes pulley. Bright living room with bay window with views over town, electric radiator. Fitted kitchen with wall and base units, sink with mixer tap and left hand drainer, integrated AUG oven and 4 ring hob with extract fan, fridge and plumbed for washing machine, part tiled, window to side. Spacious double bedroom with window to front, double built-in wardrobe with mirrored door, hanging rail and shelf. Shower room with W.C., sink with cupboard, large walk-in shower cubicle, heater towel rail, Dimplex wall fan heater, part tiled walls and Respatex. Communal gardens mostly laid to lawn with a variety of mature plants and trees. Sunny patio



SERVICES

Mains water, electricity and drainage.

OFFERS

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

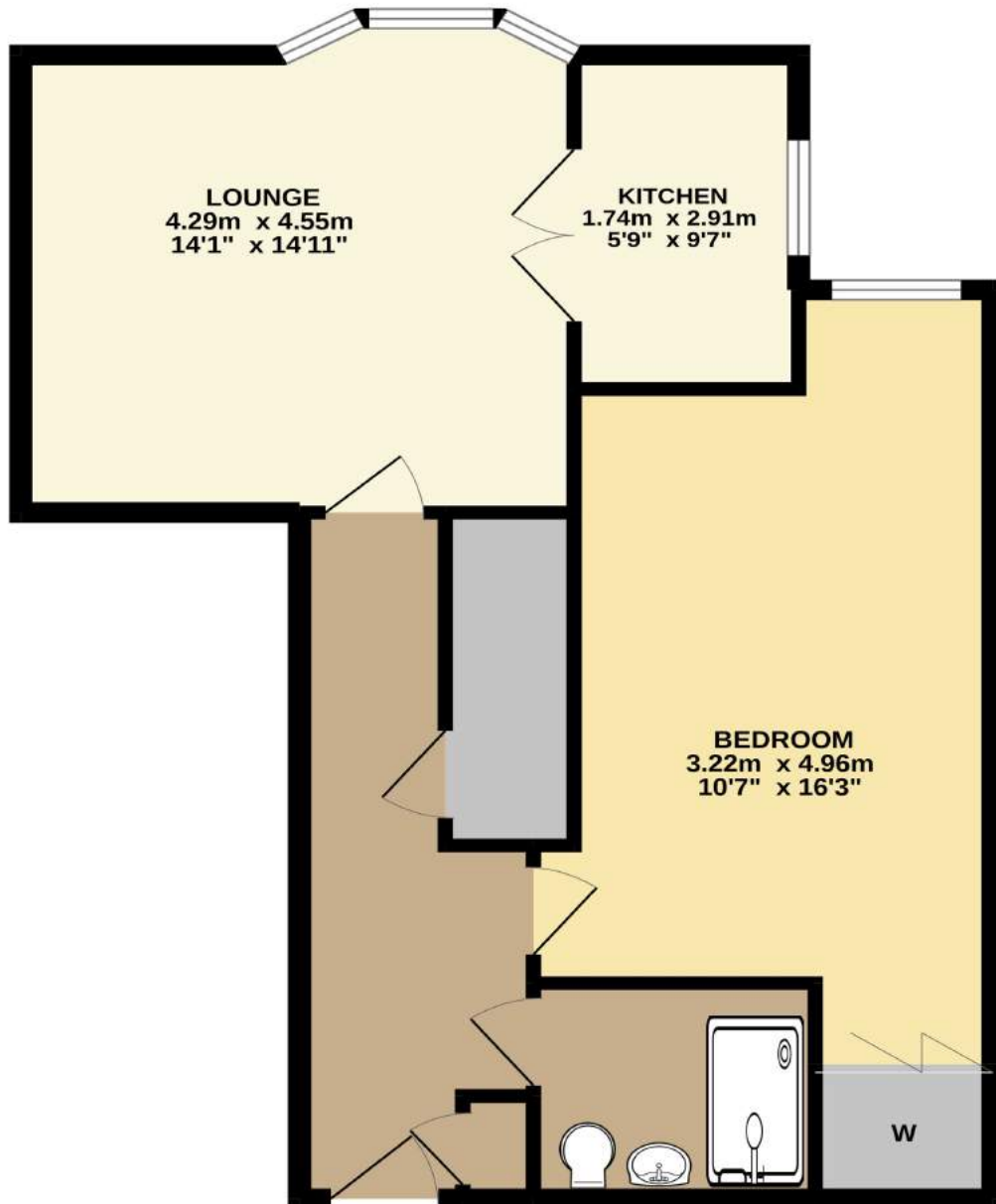
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, 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. Measurements have been taken by a laser distance meter.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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