



FLAT 57, THE GRANARY, GLEBE STREET, DUMFRIES, DG1 2LU

PRICE: FIXED PRICE £95,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room 7.01m x 3.18m (approx)

Kitchen 2.33m x 2.23m (approx)

Hallway 2.29m x 2.07m (approx)

Bathroom 1.71m x 2.06m (approx)

Bedroom 1 4.12m x 2.86m (approx)

EPC— B

Council Tax Band— B

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316.

Home Report can be accessed via our website www.primroseandgordon.co.uk or by emailing us at property@primroseandgordon.co.uk



This spacious one bedroom apartment is located on the second floor of The Granary, a popular McCarthy and Stone built retirement housing complex, located in Dumfries. The Granary is a secure good quality residential complex with lift, CCTV and an intercom entry system all managed by First Port. The complex welcomes new residents accepted from 60 years of age and provides facilities including a laundry area, communal lounge for socialising, guest facilities, kitchen and gardens. Throughout the week the management organise regular social activities for the residents of the complex including a keep fit class, coffee morning and games nights. Please note there are management fees every 6 months which include outlays such as insurance, building maintenance care-call and upkeep of the communal gardens. A care call pull cord is located in every room throughout the property, viewings are highly recommended.

The accommodation comprises: entrance hallway with storage cupboard; spacious living room with electric fire, views to the rear of the building and space for dining table; kitchen is of a reasonable size with ample floor and wall cupboards, electric hob and separate oven, integrated under counter fridge and freezer; bathroom with W.C., washhand basin and shower over bath; good sized double bedroom with built-in mirrored wardrobe. The gardens that surround the property is communal and well maintained.



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.

