



FLAT 75 THE GRANARY MEWS, GLEBE STREET, DUMFRIES, DG1 2LU

PRICE: OFFERS OVER £100,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room 3.14m x 5.18m (approx)

Kitchen 2.13m x 2.21m (approx)

Shower Room 1.69m x 2.14m (approx)

Bedroom 1 4.20m x 2.64m (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 first floor of The Granary Mews, a popular McCarthy and Stone built retirement housing complex, located in Dumfries. The Granary Mews 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 Juliet Balcony which overlooks the gardens to the rear of the building; kitchen is of a reasonable size with ample floor and wall cupboards, electric hob and separate oven, integrated under counter fridge and freezer; shower room with W.C., washhand basin and electric shower; 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

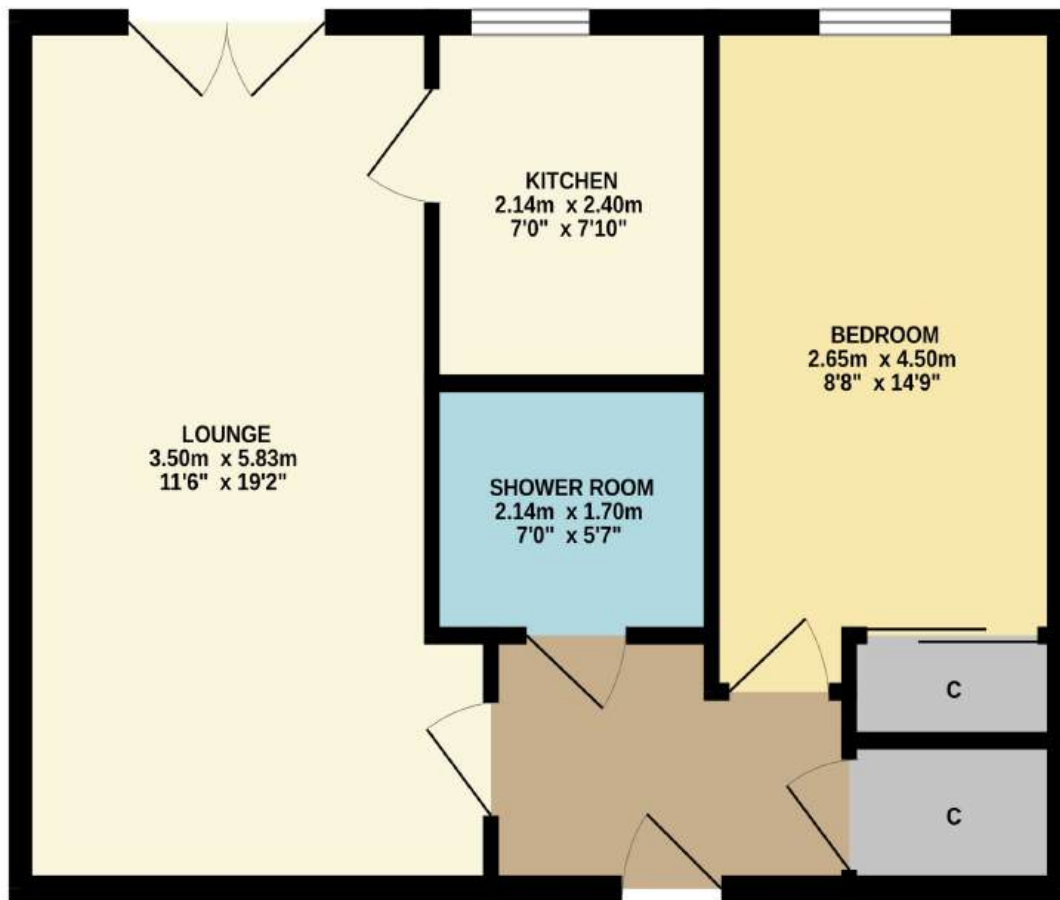
Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

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.



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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