



Flat 22, The Granary, Glebe Street, Dumfries, DG1 2LU

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“Well presented 2 bedroom first floor flat with garden views in a popular retirement development, just a short walk from Dumfries town centre.”

Accommodation

- + Hall
- + Lounge/Dining Room
- + Kitchen
- + Two Double Bedrooms
- + Shower Room

External

- + Residents' Parking
- + Shared Residents' Garden
- + Shared Residents' Lounge
- + Laundry Room
- + Guest Room available to book

EPC Rating C

Council Tax Band D



LOCATION

Flat 22 is located within the well maintained and desirable retirement development of The Granary on Glebe Street, a short walk from Dumfries town centre which offers a wide range of amenities. There are supermarkets located close by as well as a regular bus service, providing transport to and from the town.

DESCRIPTION

Well-presented two bedroom first floor flat with views over the garden. The property enjoys well-proportioned light filled rooms and features UPVC double glazing, all with fitted blinds, electric heating, excellent storage and a Juliette balcony to further enjoy the views. The building features lift access to all floors, a secure phone entry system, residents' garden, lounge, parking and laundry facilities, plus a Development Manager on site 9am to 5pm, Monday to Friday. A 24 hour emergency care call system is in place with safety pull cords in each room. At least one resident must be aged 60 or over. A service charge is applicable.

ACCOMMODATION

Hall

Wooden external door from communal hall into hall of the property; doors to lounge/dining room, bedrooms 1 & 2, shower room, large airing cupboard with hot water thermal store, meters and shelving, cupboard with shelving and cupboard with shelving

and hanging space; coving; Dimplex electric heater; phone entry system; smoke alarm; fitted carpet.

Lounge/Dining Room

Good sized lounge with double French doors opening onto Juliette Balcony to rear overlooking garden; electric fire set in cream surround, mantle and hearth; television connection point; Rointe electric heater; Dimplex electric heater; coving; smoke alarm; double obscure glazed doors to kitchen; fitted carpet.

Kitchen

Window to rear; range of modern wood effect wall and floor units with complementing worktops and tiled splash backs; stainless steel sink, drainer and mixer tap; AEG integrated oven; AEG ceramic hob with extractor fan; integrated fridge; integrated freezer; Dimplex wall heater; coving; heat alarm; linoleum flooring.

Bedroom 1

Double bedroom with window to rear; built in double wardrobes with shelving and hanging space and mirrored doors; Dimplex electric heater; television connection point; phone connection point; coving; fitted carpet.

Bedroom 2

Double bedroom with window to rear; electric heater; coving; fitted carpet.

Shower Room

Suite of wash hand basin in vanity unit with cupboards beneath, W.C. and mains shower cubicle with glass doors; tiles to walls; heated towel rail; wall mounted mirror and light; coving; extractor fan; Dimplex wall heater; linoleum flooring.

Shared Residents' Garden

Shared garden largely laid to lawn with an array of mature trees, shrubs and plants; patio area from shared residents lounge.

VIEWING

By appointment with the Selling Agent on 01556 504038.

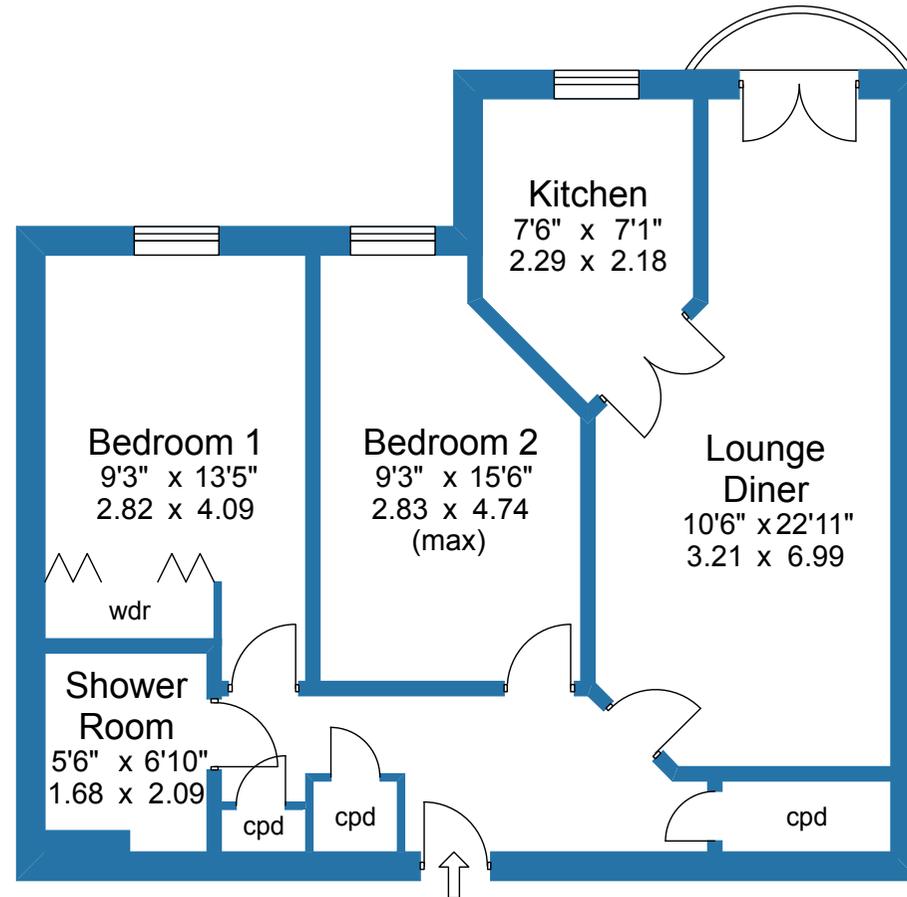
HOME REPORT

A Home Report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org.

OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.





For illustrative purposes only. Not to scale.



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Dalbeattie
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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