



**Flat 79, The Granary Mews, Glebe Street,
Dumfries, DG1 2LU**

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“Well-presented, spacious 2 bedroom first floor flat in a popular retirement development, just a short walk from Dumfries town centre”

Accommodation

- + Hall
- + Lounge Diner
- + Kitchen
- + Two Double Bedrooms, 1 en-suite
- + Bathroom

External

- + Residents' parking with allocated payable parking space
- + Shared residents' garden
- + Shared residents' lounge
- + Laundry room
- + Guest room available to book

EPC Rating B

Council Tax Band D



LOCATION

Flat 79 is located within the well maintained and desirable McCarthy & Stone retirement development of The Granary Mews 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 to the front of the development. The property enjoys well-proportioned light filled rooms boasting UPVC double glazing, electric heating, excellent storage and a feature bay window in the lounge. 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 8.30am to 1.30pm, Monday to Thursday. A 24 hour emergency care call system is in place with safety pull cords. 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, bedrooms 1 & 2, bathroom and 2 integrated cupboards, 1 housing meters and coat hooks and 1 housing the hot water thermal store, shelving and hooks; Dimplex electric storage heater; phone entry system; smoke alarms; fitted carpet.

Lounge Diner

Wooden glazed door into spacious lounge diner with feature bay window to front; electric fire set on ornate stone effect hearth, surround and mantle; television connection point; phone connection point; Dimplex electric storage heater; smoke alarm; fitted carpet; glazed door to kitchen.

Kitchen

Modern wood effect wall and floor units with complementing worktops and tiled splashbacks; Blanco stainless steel sink, drainer and mixer tap; window to side; ceramic hob with stainless steel extractor chimney hood; Beko integrated oven; Blomberg integrated fridge; Beko integrated freezer; Dimplex wall heater; heat alarm; tile floor.

Bedroom 1

Double bedroom with en-suite shower room; windows to front and rear; built in wardrobes with shelving and hanging space and mirrored sliding doors; television connection point; phone connection point; Dimplex electric storage heater; fitted carpet; door to en-suite.

En-suite Shower Room

Suite comprising W.C., wash hand basin in vanity unit with cupboard beneath and mains shower cubicle with glass sliding door and tiles to walls; mirror; wall light; Greenwood extractor fan; heated towel rail; Creda wall heater; tiling to ½ height to walls; tile floor.

Bedroom 2

Double bedroom with window to front; integrated wardrobe with shelving and hanging space with mirrored sliding doors; electric radiator; fitted carpet.

Bathroom

Suite of W.C., wash hand basin in vanity unit with cupboard beneath and mains shower over bath with glass screen; tiling to walls; mirror and wall light; Greenwood extractor fan; heated towel rail; Dimplex wall heater; tile floor.

Shared Residents' Garden

Well maintained shared garden laid largely to lawn with plant and shrub borders; paved path from side and shared residents' lounge to decorative paved seating area continuing to further paved seating area; outside lights; bike store.

VIEWING

By appointment with the Selling Agent on 01556 504038.

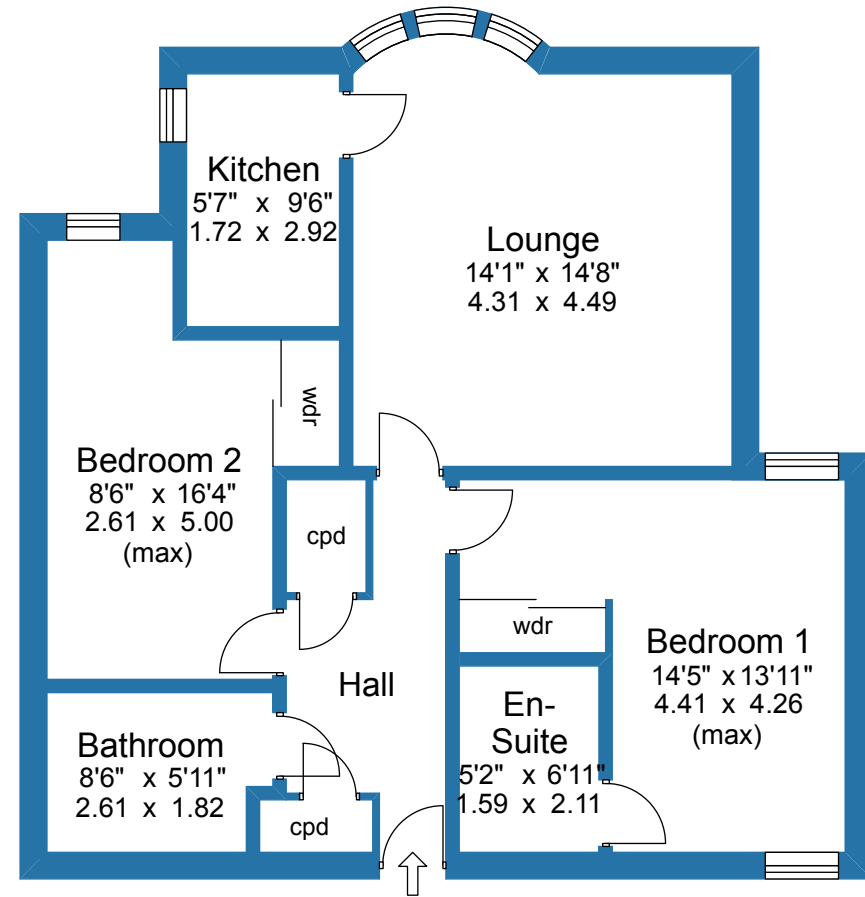
HOME REPORT

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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 Castle Douglas
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 01556 503744

33 High Street
 Dalbeattie
 DG5 4AD
 01556 611247



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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