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19 THE GRANARY GLEBE STREET DUMFRIES DG1 2LU

FLAT - RETIREMENT 1 BEDROOMS

EPC = B

**Offers Around
£85,000**

REF: **B29244**

Modern GROUND FLOOR Retirement Apartment within an exclusive development by McCarthy & Stone. The property is well situated for access to town centre and various local amenities including supermarkets. Electric storage heating. Double glazing. HALL; LOUNGE DINER; FITTED KITCHEN; BEDROOM; SHOWER ROOM. Communal gardens. Shared parking. EPC=B An age restriction applies and McCarthy & Stone require approval of new purchaser.

The Granary has a resident House Manager, and the development has a residents' lounge, lift to all floors and a shared laundry facility. All rooms in the apartment have pull cords for the careline system, which provides 24 hour assistance.

HALL

Front door. Fitted carpet. Smoke alarm. Light with shade. Power point. Walk-in cupboard housing electricity meters, light and shelving.

LOUNGE DINER

3.2m x 7.0m (10'6" x 23'0") Or thereby overall. Angled door off Hall. uPVC double glazed window and door to outside. Curtain rail. Curtains. Fitted carpet. Dimplex electric panel heater. Power points. Television point. Telephone point. Three pendant lights with shades.



FITTED KITCHEN

2.3m x 2.3m (7'7" x 7'7") Or thereby. Angled glazed panelled doors off Lounge Diner. Double glazed window. Roller blind. Spot light fitting. Dimplex wall mounted fan heater. Range of fitted units and work tops. Stainless steel sink and drainer. Built-in oven, ceramic hob and cooker hood. Integral fridge and freezer. Partially tiled walls. Power points. Vinyl floor covering.



BEDROOM

3.0m x 4.1m (9'10" x 13'5") Or thereby. Door off Hall. Double glazed window. Curtain rail. Curtains. Fitted carpet. Power points. Television point. Pendant light with shade. Dimplex electric panel heater. Built-in wardrobe with mirrored doors.



SHOWER ROOM

1.7m x 2.1m (5'7" x 6'11") Or thereby. Door off Hall. Shower cubicle with shower. Wash-and basin and w.c. Dimplex wall fan heater. Heated towel rail. Ceiling light fitting. Fitted carpet. Shaver light. Tiled walls. Plumbing for automatic washing machine.



OUTSIDE

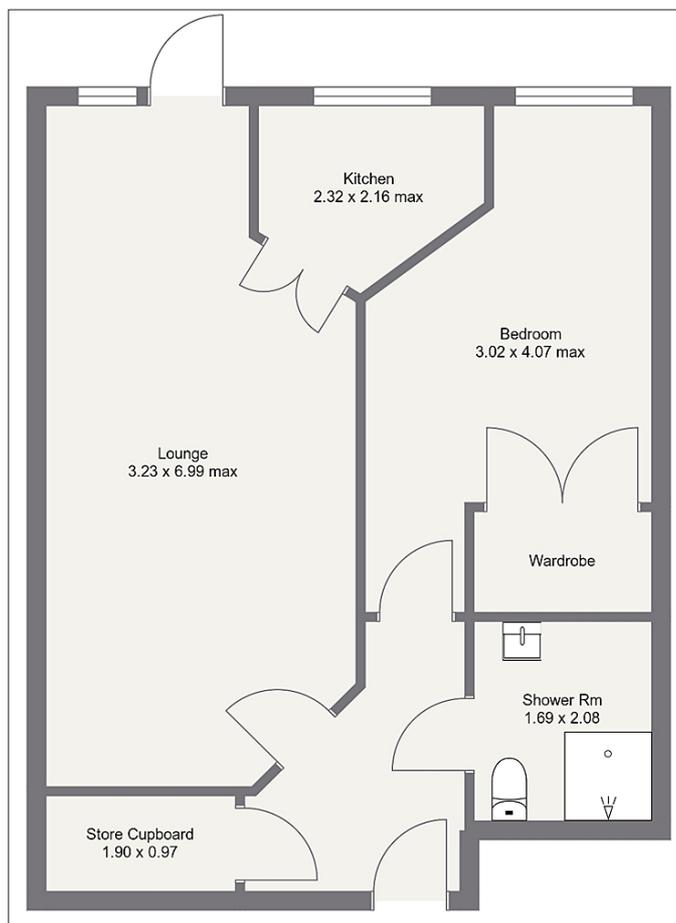
Communal gardens.
Shared parking.



VIEWING

By arrangement with THE SELLING AGENTS

We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, 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.



The details presented have been carefully prepared by the solicitor acting for the seller of the property and they are believed to be correct, but are not guaranteed and are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.
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