



www.dgspc.co.uk
info@dgspc.co.uk



GILLESPIE GIFFORD & BROWN
135 Irish Street
Dumfries
01387 255351
www.ggblaw.co.uk



FLAT 8, THE GRANARY, GLEBE STREET, DUMFRIES, DG1 2LU

ONE BEDROOM GROUND FLOOR FLAT IN POPULAR RETIREMENT DEVELOPMENT JUST A SHORT WALK FROM DUMFRIES TOWN CENTRE.

ACCOMMODATION:

HALL, LOUNGE/DINING AREA, KITCHEN, BEDROOM, BATHROOM.

**OFFERS AROUND
£85,000**

REF: **B27326**

Within easy walking distance of Dumfries town centre and a wide range of local amenities. Ground floor flat with direct access to rear garden grounds of this well maintained retirement development. Property benefits from double glazing, electric storage heaters, lift access to all floors, communal areas, entry phone system, 24 hour warden service and care pull cords in each flat. A Service charge is applicable.

EPC RATING - C

Entrance

Hallway with doors leading to lounge, bedroom, bathroom and large storage cupboard, fitted carpet.

Lounge/Dining Area

Spacious room with door opening out into the communal garden area, fitted carpet and glazed doors to kitchen.



Kitchen

Range of fitted modern base and wall units with worktop and integrated appliances of hob, oven, fridge and freezer, vinyl flooring and extractor fan.



Bedroom

Good sized room with fitted carpet, built in double door mirrored wardrobe affording substantial storage space.



Bathroom

Three piece white suite with shower over bath, vanity unit to washbasin, grab rail, towel rail and vinyl flooring.



External

Garden grounds and off road parking spaces are communal, gardens laid mainly to lawn with an array of mature trees and bushes with patio areas and seating.



VIEWING

By contacting the selling agents on 01387 255351.

HOME REPORT

A home report has been prepared for this property and can be obtained on line at www.onesurvey.org and quoting postcode DG1 2LU , or by phone – 0141 338 6222.

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 may not be bound to accept the highest or indeed any offer.

Gillespie, Gifford & Brown LLP,
Solicitors & Estate Agents,
27 St. Cuthbert Street, Kirkcudbright 01557
330539

33 King Street, Castle Douglas 01556 503744

33 High Street, Dalbeattie 01556 611247

35 Irish Street, Dumfries 01387 255351

Home Buyers Report

A Home Report has been prepared for this property and can be obtained by logging onto www.onesurvey.org and entering the postcode.

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.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

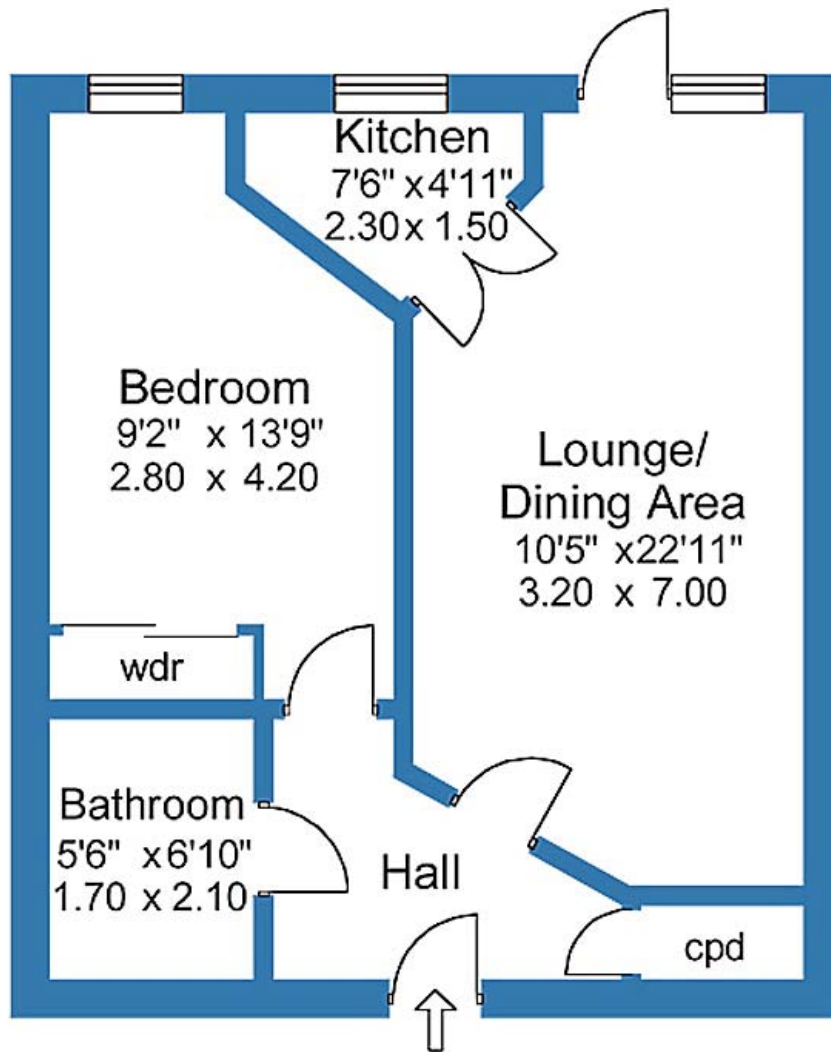
The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.

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.

Notice: Gillespie Gifford & Brown LLP, for themselves and the Seller of this property, whose agents Gillespie Gifford & Brown LLP are, give notice that:-

1. These particulars do not constitute, nor constitute any part of, an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Gillespie Gifford & Brown LLP, or the Seller.
3. None of the statements contained in these particulars are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The seller does not make or give, and neither Gillespie Gifford & Brown LLP, nor any person in the employ of Gillespie Gifford & Brown LLP, has any authority to make or give, any representation or warranty whatever in relation to this property. Gillespie Gifford & Brown LLP is a Limited Liability Partnership Registered No. SO301610 Registered



For illustrative purposes only. Not to scale.