



Walker & Sharpe

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Flat 71, The Granary Mews, Glebe Street, Dumfries, DG1 2LU Offers Over £165,000

Bright recently decorated two bedroom ground floor flat in sought after residential retirement development in a good location close to supermarkets and Town Centre. The property is in walk in condition and benefits from being on the ground floor with a private door out to the side of the building, new electric heating with thermostatic controls recently installed in all rooms.

The Granary Mews is a block of flats adjacent to The Granary. Both blocks are situated in a residential complex/development with CCTV and a phone entry system with Caretakers/Complex Managers. The complex/development provides facilities including a laundry area, communal lounge for socializing, guest facilities, kitchen and gardens. Activities such as coffee mornings, film nights and takeaway nights allow residents to mix in a secure and inviting environment should they wish. Residents must be over the age of 60 years old.

Electric heating with thermostatic controls

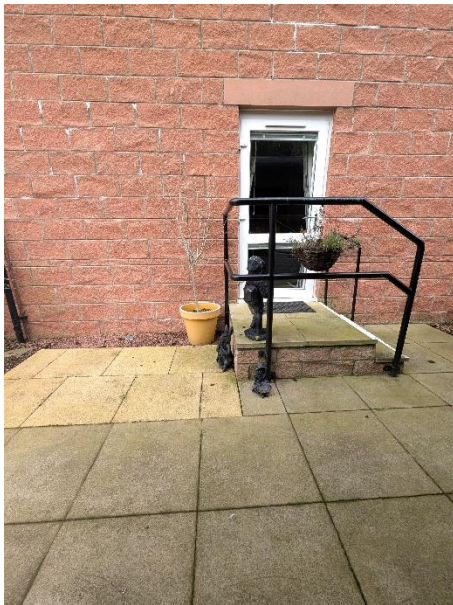
Double glazing

Ground Floor

Private side entrance

Close to Town Centre

EPC- C



Entrance Hallway

Door from the buildings communal hallway into the flat. Hallway with electric heater. Door to good-sized cloak cupboard with shelves, this cupboard also houses electricity meters and fuses. Second storage cupboard with water tank and shelving. Door to Living Room and doors to Two Bedrooms and Bathroom.





Living room

14'2" x 14'9"

4.31m x 4.49m

Fitted carpet, double glazed bay window looking out to the front, double glazed UPVC door leading out to the side of the property. Electric radiator, electric fire, wooden door with glass panels leading into the kitchen.





Kitchen

5'8" x 9'7"

1.73m x 2.93m

Fitted kitchen with base and wall units, stainless steel sink and drainer, integrated oven, hob and extractor fan. Space for fridge / freezer, double glazed window to the side of the property.



Wet Room

7' x 5'8"

2.12m x 1.72m

WC, wash hand basin in vanity unit with under cupboard. Wet room flooring, glass shower

screen. Respatex walls. Stainless steel towel rail, Extractor fan.

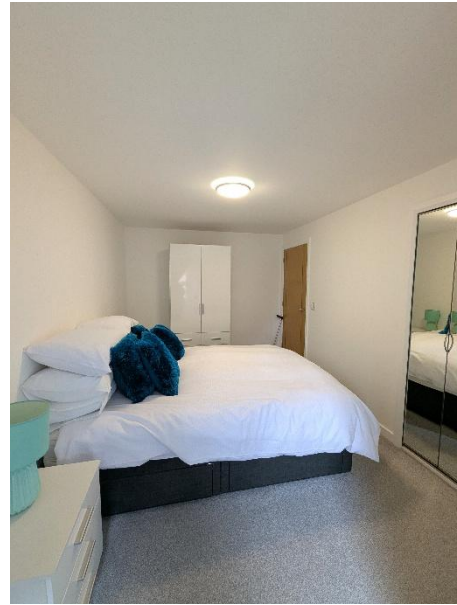


Bedroom 2

9'4" x 14'2"

2.84m x 4.31m

Fitted carpet, electric radiator, window to the side of the property.



Main Bedroom

8'9" x 16'7"

2.66m x 5.05m

Fitted carpet, radiator, double glazed window to the front of the property, built in wardrobe with folding glass doors.

Communal Accommodation

Communal entrance with phone entry system leads into Hallway with Manager's office, Small kitchen and Lounge. There is a lift available. There is also a Laundry and an area for waste and recycling.

Factoring Charge

Speak to conveyancing Solicitor re First Port charges.

Exterior

Paved patio area outside of the living room door to the side of the property.

Attractively laid out communal garden areas with seating.

Included

Wardrobes, curtains, blinds.

Council Tax - Band D

Home Report

To download Home Report – Contact Selling Agents.

Notes

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor.

Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order.

The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.