



7 THE GRANARY
GLEBE STREET
DUMFRIES
DG1 2LU

FLAT - RETIREMENT 1 BEDROOMS

Offers Around £95,000

EPC = B

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.

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 and DG One leisure centre. Electric 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 to approve any 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

2.1m x 2.4m (6'11" x 7'10") Or thereby. Front door. Fitted carpet. Power point. Ceiling light. Smoke alarm. Walk-in cupboard with shelves, off peak mains pressure system and electricity meter.

LOUNGE DINER

3.2m x 7.0m (10'6" x 23'0") Or thereby. Door off Hall. Marble effect fire surround and hearth with electric fire. Power points. Fitted carpet. Electric storage heater. Three ceiling lights. Double glazed window and door to outside.



KITCHEN

2.2m x 2.3m (7'3" x 7'7") Or thereby. Glazed panelled doors off Lounge. Double glazed window. Curtain rail. Curtains. Range of fitted wall and floor units with worktops. Stainless steel sink and drainer with mixer tap. Aeg ceramic electric hob and built-in oven. Cooker hood. Integrated fridge and freezer. Power points. Partially tiled walls. Vinyl flooring. Spot light fitting. Wall fan heater.



BEDROOM

2.8m x 4.8m (9'2" x 15'9") Or thereby. Door off Hall. Double glazed window. Curtain rail. Curtains. Power points. Pendant light and shade. Fitted carpet. Built-in wardrobe with mirrored sliding doors. Electric storage heater.



SHOWER ROOM

1.7m x 2.1m (5'7" x 6'11") Or thereby. Door off Hall. Wash-hand basin in vanity unit. W.C. Shower enclosure with shower. Fully tiled walls. Electric towel rail. Wall fan heater. Shaver light.



OUTSIDE

Communal gardens. Shared parking space.



VIEWING

By arrangement with THE SELLING AGENTS.