

51 The Granary, Glebe Street, Dumfries, DG1 2LU

Offers Over £100,000



Beautifully presented spacious one bedroom second floor flat. The complex/development provides facilities including a laundry area, communal lounge for socializing, guest facilities, a kitchen and gardens. A Parking space is available for the property. Dumfries offers a wide range of amenities including medical services, public transport, supermarkets, local produce shops, boutiques and leisure facilities all close to the complex. The apartment is bright and spacious and has a care-call pull cord in all of the rooms, double glazing, electric storage heating, excellent storage and parking. Viewings are highly recommended.



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Measurements (all approx.)

Hallway – 1.94m x 1.94
Bedroom – 4.22m x 3.55m

Living Room – 5.88m x 3.81m
Bathroom – 2.20m x 1.96m

Kitchen – 3.28m x 1.89m



These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.



Accommodation comprises:

- Communal entrance with phone entry system leads into Hallway with Manager's office, Small kitchen and Lounge. There is a lift available.
- Entrance hall with built-in cupboard with electrics and loft hatch. Doors leading to bedroom, bathroom and living room.
- Bright and spacious living room/dining room. Window to the front. Electric fire with marble mantle and hearth.
- Fitted kitchen with wall and base units, integrated electric oven and hob with extractor fan. Integrated fridge and freezer. Sink with mixer tap and right hand drainer. Part tiled. Window to the front. Built-in cupboard with shelves.
- Spacious bedroom is a double bedroom with built-in wardrobe, mirror fronted with hanging rail and shelf. Window to the front.
- Good size bathroom with W. C., wash hand basin with vanity and bath with shower. Fully tiled, heated towel rail and extractor fan.
- The Granary is a secure, good quality residential complex with CCTV and a phone entry system managed by First Port. New residents are accepted from 60 years of age. There is a laundry, communal lounge for socialising, guest facilities and gardens. There are maintenance fees which include insurance, building maintenance, upkeep of the gardens etc.

