

An excellent opportunity to acquire this delightful mid-terraced two-bedroom bungalow, ideally located within the peaceful grounds of Cumlodden Manor Nursing Home. Designed specifically with the needs of retired individuals in mind, the property offers a perfect balance of independence and community support.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Entrance Hall
- Comfortable Lounge
- Fitted Kitchen
- Double glazing and electric heating
- Bathroom
- 2 Bedrooms



Residents benefit from access to beautifully maintained communal gardens, an ideal setting to relax and enjoy the outdoors without the worry of upkeep.

The property is sold on a shared ownership basis, with the purchaser acquiring a 5/6th share; the remaining 1/6th is retained by Cumlodden Nursing Home Limited. An annual maintenance contract covers services such as grass cutting, window cleaning, and buildings insurance, ensuring a worry-free lifestyle. Full details of the maintenance agreement are available upon request.

This is an ideal home for those seeking a peaceful, secure, and friendly environment in their retirement years.



## **ACCOMMODATION**

### **Entrance Hall - 2.52m x 0.90m**

UPVC stable style entrance door. Access to all rooms. Electric storage heater.

### **Lounge - 4.58m x 3.53m**

Bright and airy lounge with south-east facing window. Fire surround is included in the sale. Electric storage heater.

### **Kitchen - 2.44m x 2.42m**

North-west facing window. Fitted with a good range of wall and floor units, ample worktops and inset stainless steel sink with tiled splashbacks. All white goods are included in the sale. (x1 washing machine, x1 fridge freezer, x1 microwave and x1 cooker)

### **Inner Hall - 1.12m x 0.74m**

Built-in cupboard with shelved storage and housing electric meters and water tank.

### **Bathroom - 2.00m x 1.68m**

Partially tiled and fitted with a white suite comprising WC, wash hand basin and bath with electric shower over. Two medicine cabinets.



**Bedroom 1 - 3.16m x 3.15m**

South-west facing window. Two built-in wardrobes with louvre style doors. Electric storage heater.

**Bedroom 2 - 3.10m x 2.40m**

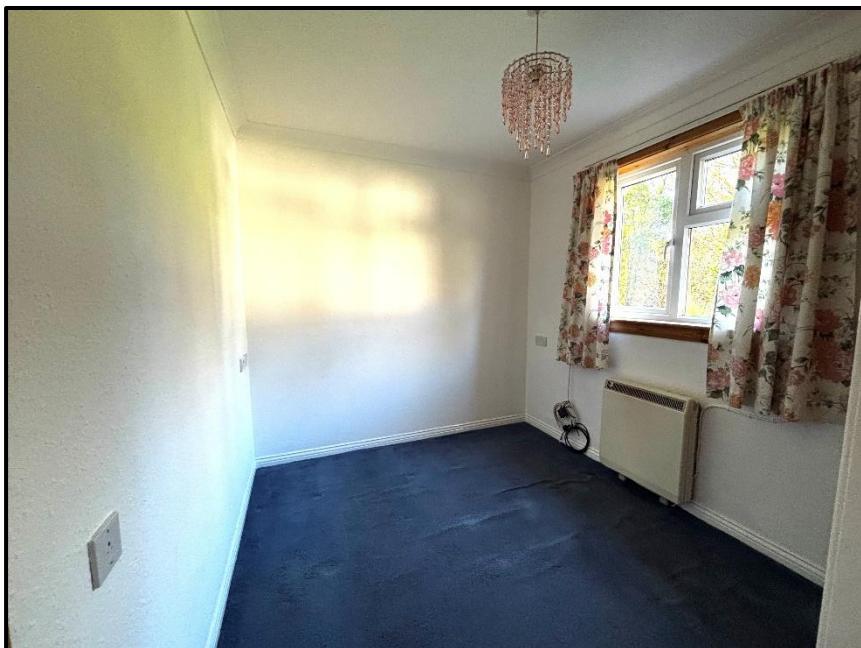
North-west facing window. Built-in wardrobe with shelved and hanging storage with louvre style doors. Electric storage heater.

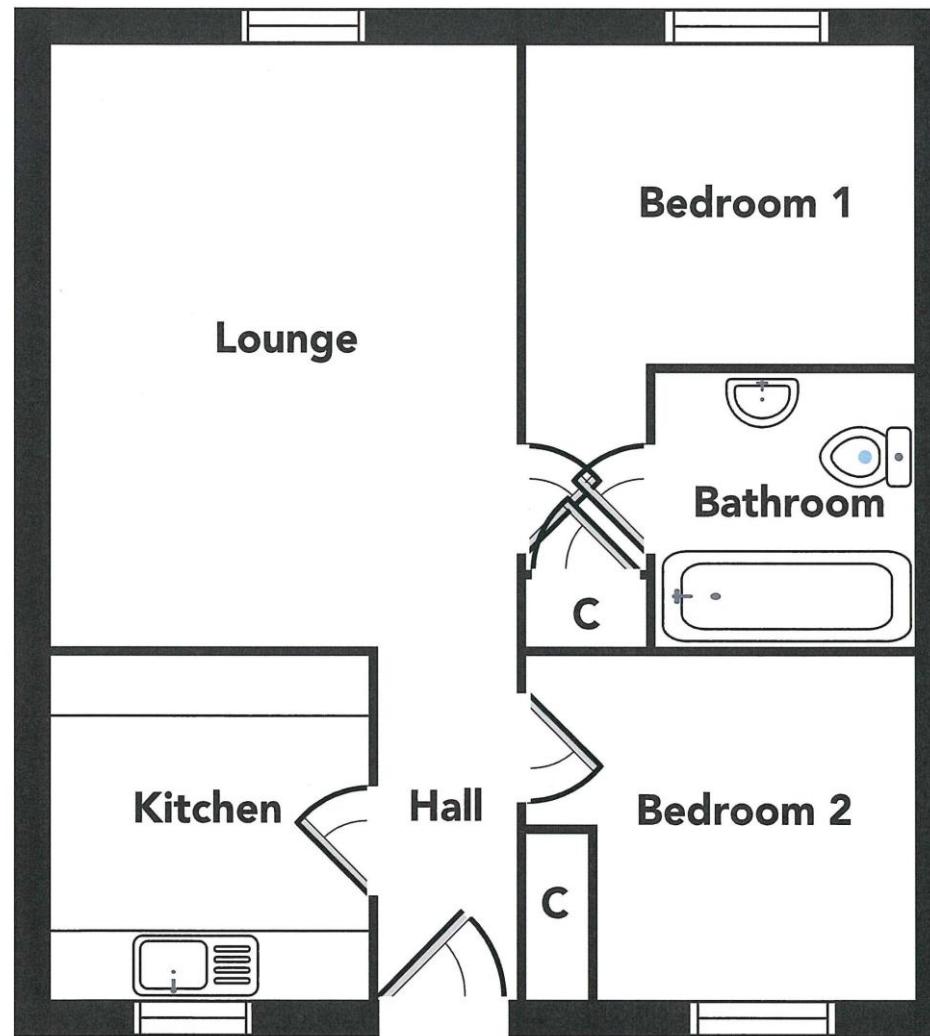
**Garden**

There are well-maintained communal garden grounds which are mainly laid to lawn with mature flowering borders. Shared off-road parking areas.

**SERVICES**

Mains supplies of water and electricity. The property is connected to the mains drainage system.





Floorplans are indicative only - not to scale

Produced by Plushplans 

Cumloden Manor own 1/6th of the property. There is a service charge of £247 every 6 months or £9.50 per week. This is to cut grass, window cleaning and buildings insurance.

**NOTE**

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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**The Consumer Protection From Unfair Trading Regulations 2008**

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While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.