



English Street

Dumfries, DG1 2BU

£600 Per Month Deposit £643



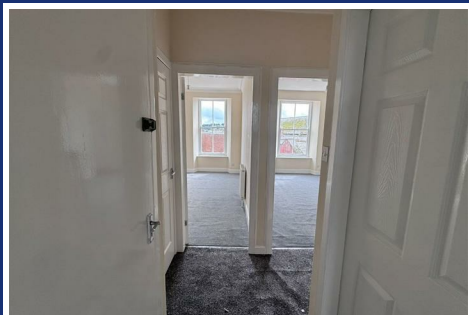
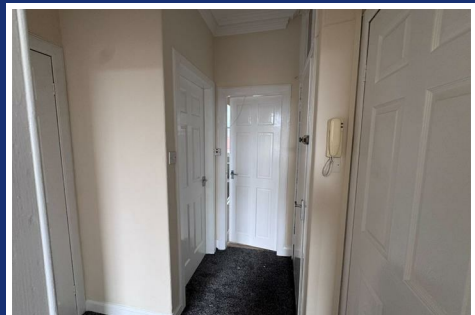
- Two-bedroom upper-floor flat
- Open-plan lounge/kitchen
- Modern fitted kitchen
- Recently redecorated & re-carpeted
- Landlord Registration: 521437/170/08042

- Dumfries town centre location
- Two double bedrooms
- Modern bathroom with shower
- Residents' permit parking
- Hunters LARN: 2102002

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A well-proportioned two-bedroom upper-floor flat, ideally located within Dumfries town centre and offering convenient access to a wide range of local amenities, services, and transport links.

The property provides bright and well-presented accommodation throughout, finished in neutral décor and benefiting from gas central heating. The accommodation comprises a welcoming entrance hall giving access to all main apartments. The open-plan lounge and kitchen offers a practical and versatile living space, with ample room for seating and dining furniture. The kitchen area is fitted with a range of wall and base units, complementary work surfaces, and integrated appliances, with a window allowing for natural light.

There are two well-proportioned bedrooms, both presented in neutral tones and offering flexibility for use as sleeping accommodation, guest space, or home working. The accommodation is completed by a modern shower room fitted with a three-piece suite.

This property is available now. The property is Council Tax Band A and EPC rating C.

Landlord Registration Number 521437/170/08042 Hunters LARN 2102002

Deposit £692

Please contact our Lettings Team on 01387 245898 or email dumfries@hunters.com to receive an application pack and arrange a viewing!

Communal Entrance

Entrance Hall

The private entrance opens into an inner hallway providing access to all rooms. There are two useful internal storage cupboards offering additional storage space.

Lounge/Kitchen

A bright, well-proportioned open-plan lounge and kitchen. The lounge benefits from front-facing windows overlooking English Street and across the rooftops of Dumfries, allowing plenty of natural light into the room.

The modern fitted kitchen incorporates a range of storage units together with a four-ring gas hob, electric oven and extractor. There is space for a washing machine and fridge/freezer, along with a stainless-steel sink and drainer and laminate splashbacks.

Bedroom One

A good-sized double bedroom positioned to the front of the property, with a front-facing window providing plenty of natural light and a double-panel radiator. Finished in neutral tones with fitted carpeting.

Bedroom Two

A further double bedroom positioned to the rear, with rear-facing window and radiator. The room is again finished in neutral tones with grey fitted carpeting.

Bathroom

A modern bathroom comprising a bath with electric shower over and splashback panelling to the bath/shower area, pedestal wash hand basin and low-level WC. Further features include a rear-facing window providing natural light.

Condition

The property has recently been redecorated and re-carpeted and has been serviced throughout, creating a fresh and well-presented home ready for its next tenant.

External/Parking

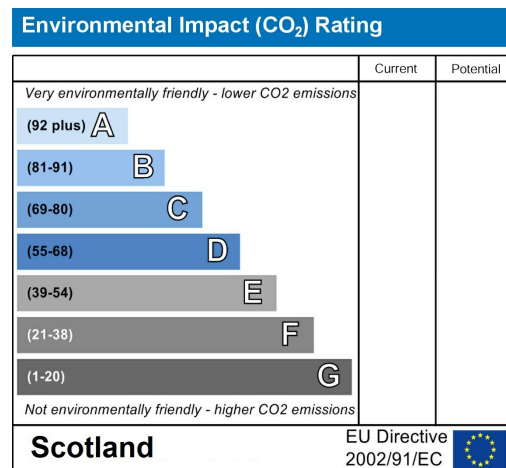
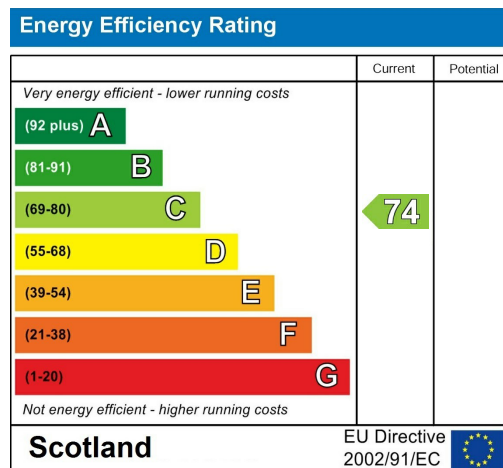
Communal access is available to both the front and rear of the building. To the rear is a residents' car park, with permit parking available.

Floorplan





Energy Efficiency Graph



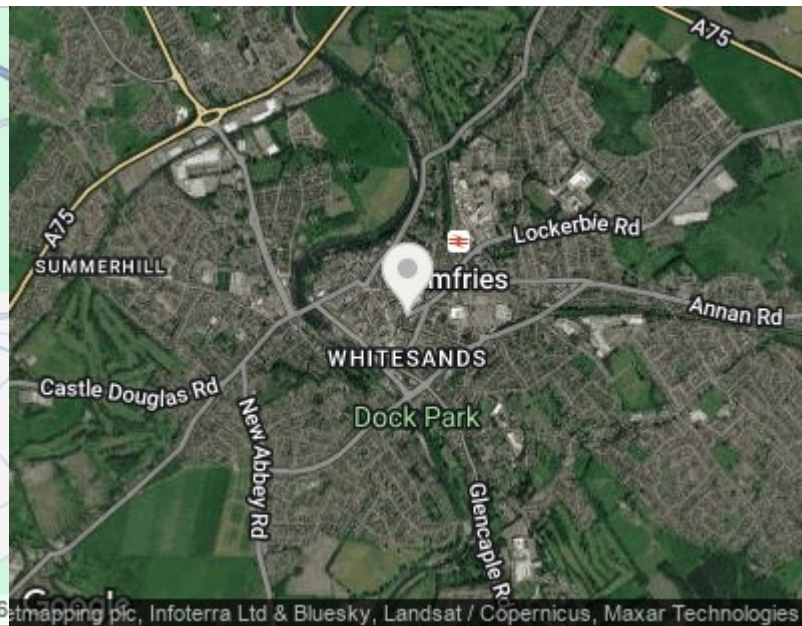
Viewing

Please contact our Hunters Dumfries Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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