



## English Street

Dumfries, DG1 2BU

£550 Per Calendar Month

Deposit £634

- Two-bedroom upper-floor flat
- Bright, well-proportioned accommodation throughout
- Neutral décor and fitted flooring
- Available Now Rent £550 PCM Deposit £634
- Council Tax Band A EPC Rating TBC
- Central Dumfries location and convenient access to local amenities
- Gas central heating
- Sorry, no pets
- Landlord Registration Number 521437/170/08042 Hunters LARN 2102002



# English Street

Dumfries, DG1 2BU

£550 Per Calendar Month



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 TBC.

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Sorry, no pets.

Please contact our Lettings Team on 01228 580 913 or email [cumbria\\_scot.lettings@hunters.com](mailto:cumbria_scot.lettings@hunters.com) to receive an application pack and arrange a viewing!



Tel: 01228 584249

### Entrance Hall

A welcoming and well-proportioned entrance hall providing access to the main accommodation. Finished in neutral tones with fitted carpet, the hallway offers a bright and airy first impression, enhanced by the high ceiling and natural light drawn through from the rear of the property. Multiple internal doors lead to adjoining rooms, making this a practical and functional central space.

### Open Plan Lounge and Kitchen

A bright and versatile open-plan living space combining the lounge and kitchen areas, offering excellent flexibility for modern living. The lounge area provides ample room for both seating and dining furniture, with neutral décor and fitted carpet creating a comfortable and welcoming atmosphere.

The kitchen is fitted with a range of wall and base units with complementary work surfaces, incorporating an integrated oven, gas hob with extractor above, and stainless steel sink positioned beneath a window providing natural light. A dedicated kitchen flooring zone clearly defines the space, while the open layout enhances flow and usability.

This well-proportioned room is ideal for everyday living and entertaining alike.

### Bedroom One

A well-proportioned double bedroom, presented in neutral décor and benefiting from a large window allowing for good levels of natural light. The room offers ample space for bedroom furniture and is finished with fitted carpet, a radiator, and a high ceiling which enhances the sense of space. A comfortable and versatile bedroom, well suited for use as a principal or guest bedroom.

### Bedroom Two

A well-proportioned bedroom, finished in neutral décor and benefiting from a window providing natural light. The room offers ample space for

bedroom furniture and is fitted with carpet flooring, a radiator, and a ceiling light point. A comfortable and versatile room, suitable for use as a guest bedroom, home office, or additional sleeping accommodation.

### Bathroom

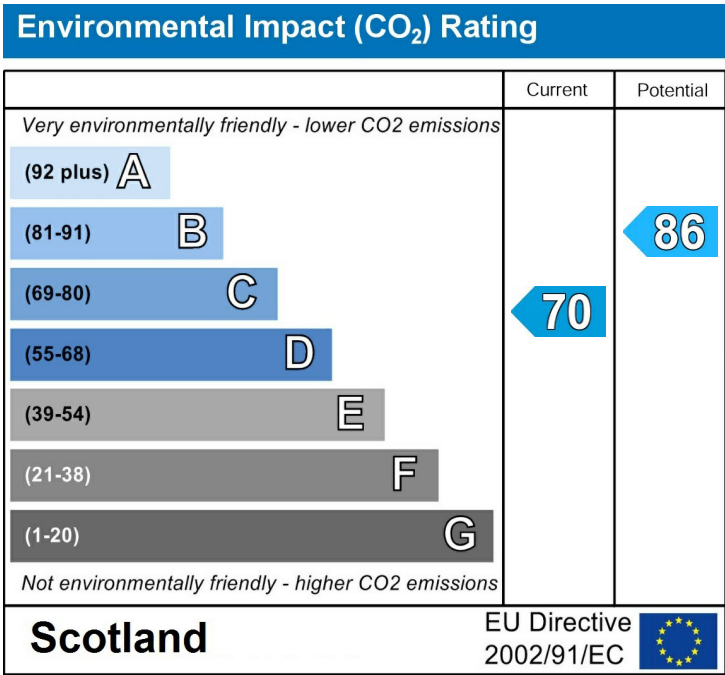
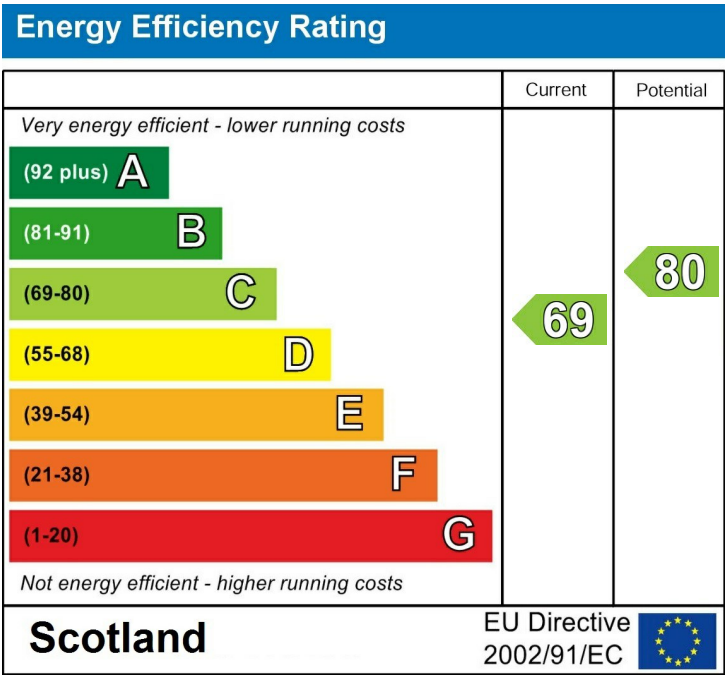
The bathroom is fitted with a modern white suite comprising a panelled bath with shower over, pedestal wash hand basin and WC. The space is finished with contemporary wall panelling to key areas, complemented by neutral décor throughout. A window provides natural light and ventilation, while the room is completed with practical flooring and a radiator, creating a functional and well-presented bathroom suitable for everyday use.







Energy Efficiency Graph



Viewing

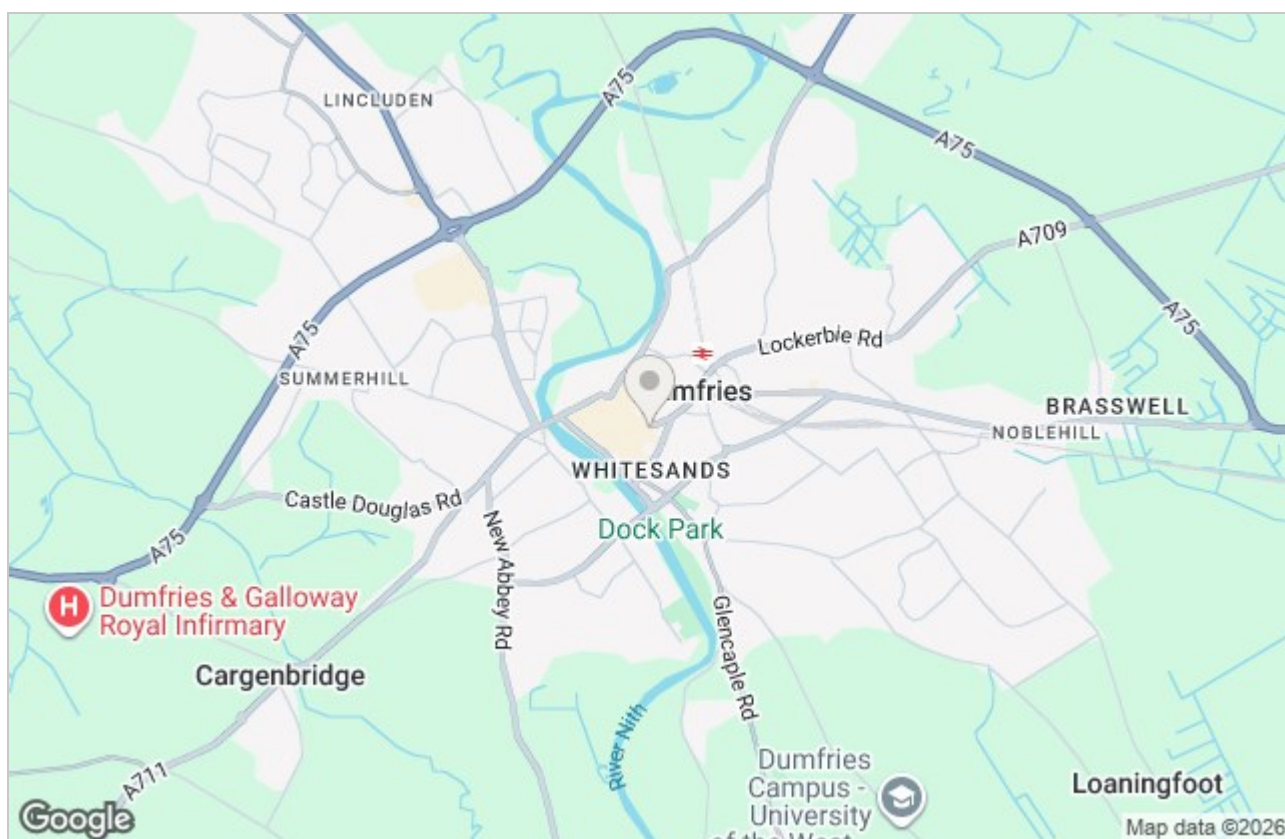
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## Hybrid Map



## Road 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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