



Friars Vennel, , Dumfries, DG1 2RQ

- Spacious top floor one-bedroom apartment
- Ideal for professionals and couples
- Fitted galley-style kitchen
- Roof terrace area to the rear
- Prime Dumfries town centre location
- Generous lounge/dining room
- Flexible living space suitable for home working
- Large double bedroom with walk-in storage
- Deposit £692
- EPC Rating: D | Council Tax Band: A

£600 PCM, Deposit £692



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DESCRIPTION

Hunters Dumfries are pleased to present to the rental market this spacious one-bedroom top floor apartment, ideally located within Dumfries town centre. Offering bright and flexible accommodation throughout, the property is perfectly suited to professionals, couples or those seeking the convenience of town-centre living.

The apartment benefits from a generously proportioned lounge and dining room, providing an ideal space for relaxing, entertaining or home working. Further accommodation includes a fitted kitchen, spacious double bedroom with excellent storage provision and a well-appointed bathroom. Externally, residents can enjoy access to a substantial roof terrace area to the rear of the building.

Situated just moments from the town centre, a wide range of shops, cafés, restaurants, leisure facilities and transport links are all within easy walking distance, making this an excellent opportunity to enjoy a convenient and connected lifestyle in the heart of Dumfries.

Rent: £600 per calendar month

Deposit: £692

Entry: Immediate entry available, subject to satisfactory references and completion of all necessary checks.

Viewings: Strictly by appointment only

Landlord Registration Number: 521437/170/08042

LARN Number 2102002



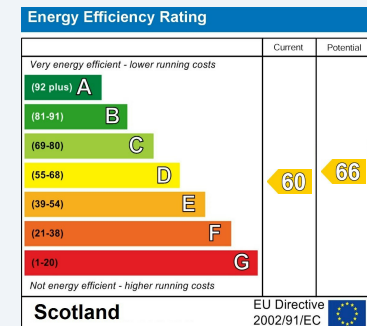


This is an AI-generated image of the room



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

Viewings

Please contact centralhub@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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