

Friars Vennel, , Dumfries, DG1 2RQ

- One Bedroom Town Centre Flat
- Large Spacious Rooms
- Large Double Bedroom
- Secure Access
- Landlord Registration Number 635107/170/08121
- Located on the Second Floor
- Open Plan Kitchen & Living Area
- Bathroom
- Double Glazed, Central Heating
- Council Tax Band

£500 Per Calendar Month



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DESCRIPTION

This is a spacious, second floor, one bedroom flat located in the middle of Dumfries. The flat has just been refreshed by the landlords, with new floor coverings and freshly painted walls. The accommodation comprises of; hallway, an open plan kitchen and living room, a large double bedroom and a bathroom.

The flat is accessed from the back of Friars Vennel and you walk up a flight of stone steps leading to a large balcony area with a newly laid decking area. Through the secure access door you then climb another set of stairs leading you to the flat. The flat has the benefit of double glazing and an electric central heating system. While there is no allocated car parking, there are some first come, first served spaces to the rear.


Ideally suited to a single tenant or a couple, you are well positioned to enjoy all the local town centre amenities from this secure town centre property.

Damage deposit £576, No Pets, No smoking. EPC Rating TBC
Landlords LARN Number 635107/170/08121
Hunter LARN Number 2102002



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 	

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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