

## Lockerbie Road, , Dumfries, DG1 3BW

- One Bedroom Ground Floor Flat
- Fitted Kitchen
- Modern Bathroom
- Double Glazed and Gas Central Heating
- Landlord Registration Number 635107/170/08121
- New Floor Coverings and Freshly Decorated
- Living Room
- Large Double Bedroom
- Council Tax Band B
- No Smoking

**£525 Per Calendar Month**



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## DESCRIPTION

This is a lovely flat, with a private aspect, tucked away to the rear of a semi detached building on Lockerbie Road on your way into Dumfries. The flat has just been refreshed by the landlord with new floor coverings, freshly painted, and ideal for a single tenant or a couple.

The accommodation comprises of a fitted kitchen, a living room, an inner hall, large double bedroom and modern bathroom. The flat is double glazed and has gas central heating. OUTSIDE

From the flat to the town centre it is a 15 minute walk and here you will find a wide range of amenities, with shops, supermarkets, bars and restaurants. You are also well situated for quick access to the A75 for heading off and the Tesco is just a 5 minute walk.

The Council Tax is Band B and the damage deposit will be £605. No smoking. EPC Rating TBC

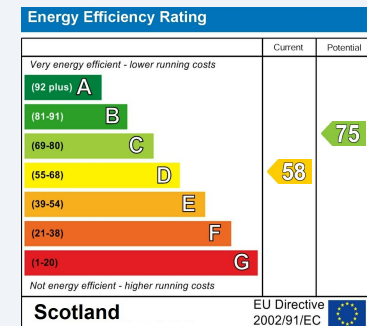
Landlord LARN Number 635107/170/08121  
Hunters LARN Number 2102002





## 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.



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](mailto: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.