



## Burnett Avenue, , Dumfries, DG2 9NQ

- Three Bed Family Home
- Living Room
- Family Bathroom
- Driveway
- Landlord Registration Number 521437/170/08042
- Mid Terrace
- Kitchen/Diner
- Gardens
- Double Glazing and Central Heating
- Council Tax Band B

**£800 Per Month**





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## DESCRIPTION

A three bed, mid terrace family home located on the popular Lochside estate, with spacious, light rooms and generous outside space, this is ideal for those with children or tenants looking for a good sized home. The accommodation comprises of; entrance hall, kitchen/diner. lovely light living room, and to the first floor you will find three bedrooms, two of which are doubles, and a family bathroom.

Outside there is a wide driveway with parking for two vehicles side-by-side, and a large rear garden mostly laid to lawn. The property has gas central heating and double glazing (some of which is due for replacement under the landlord's current schedule).

Burnett Avenue is located in the popular Lochside residential area, within easy walking distance to local shops and transport links. There are nearby primary school at The North West Campus which also has a Nursery facilities and there is a close by Secondary School. You will find a regular local bus with a nearby stop connecting you to the town centre. Council Tax Band B


Landlords LARN Number  
Hunters LARN Number 2102002  
EPC Rating TBC





## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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](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.



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