



Waverley Road

Dumfries, DG2 9QW

£700 Per Calendar Month
Deposit £807



- Two Bed Mld Terraced
- Living Room
- Bathroom
- Low Maintenance Garden
- Landlord Registration Number 521437/170/08042
- Kitchen/Diner
- Both Bedrooms are Doubles
- Off-Street Parking
- Double Glazing, Gas Central Heating
- Council Tax Band B EPC Rating D

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A two bedroom mid terraced property that has been redecorated, with new floor coverings and all ready for it's next tenants. The accommodation comprises of; entry, living room, kitchen/diner, two double bedrooms and bathroom. There is a low maintenance garden to the front overlooking a communal green area, and to the rear there is off-road parking for one vehicle. The property benefits from double glazing and gas central heating.

Perfectly positioned in a popular residential area of Dumfries, 67 Waverley Road offers excellent convenience for renters seeking comfort and accessibility. The location provides easy access to Dumfries town centre, with supermarkets, local shops, cafés, and essential services all close by. Regular bus routes serve the area, and the A75 is within quick reach for commuters.

Schools, nurseries, and healthcare facilities are all conveniently located, making this a practical and well-connected place to live. Quiet, friendly, and well-established, Waverley Road appeals to renters looking for a balanced lifestyle with both amenities and green space close at hand.

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Tel: 01228 584249

Entry

There is a small entry into the house, keeping the chill away from the front door.

Living Room

12'9" x 15'8" (including stairs) (3.89m x 4.80m (including stairs))

Window to the front elevation looking over the garden and communal green area, plenty of space for sofa, chairs and television table, and providing access to the stairs rising to the the first floor landing.

Kitchen/Diner

10'11" x 8'2" & 10'4" x 8'0" (3.33m x 2.51m & 3.16m x 2.46m)

Fitted with a range of units at wall and base level with worktops over. Integral appliances include a free standing electric cooker with an overhead extractor and an inset stainless steel sink and drainer. There is undercounter spaces and plumbing for a washing machine, and space for a tall fridge freezer. The kitchen is open plan to the dining area, with space for a family sized table and chairs. Double doors then lead to the living room.

First Floor Landing

Accessed from the stairs rising from the living room and providing access to the bedrooms and bathroom. Also with a useful storage cupboard.

Bedroom One

12'5" x 11'0" (3.80m x 3.36m)

A good sized double bedroom with hanging storage over the stairs bulkhead and a second cupboard with shelving and hanging rail.

Bedroom Two

9'0" x 12'4" (2.75m x 3.77m)

A second double room looking out to the rear of the property.

Bathroom

6'5" x 5'10" (plus door well) (1.96m x 1.8m (plus door well))

Comprising of a panel bath with electric shower over, pedestal wash-hand basin. and a low level WC. Also with a chrome towel rail.

Gardens

To the front of the house is a low maintenance ground covering, a low wall, and looking out to a communal green area.

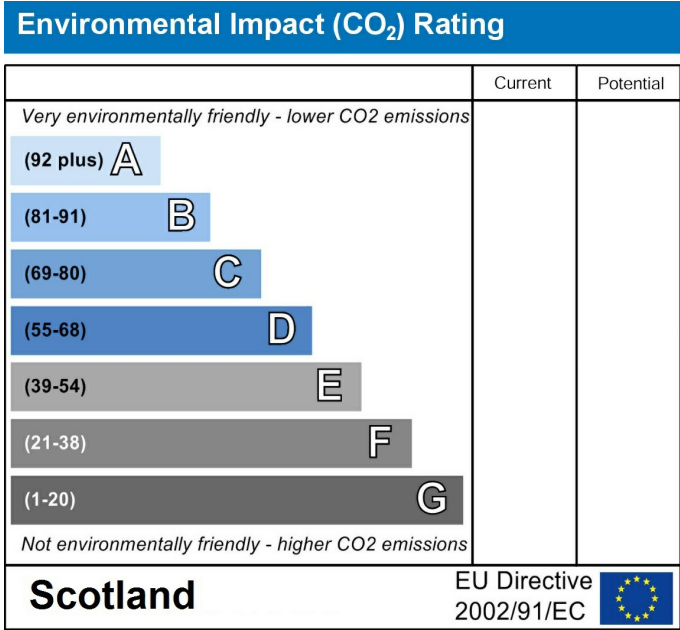
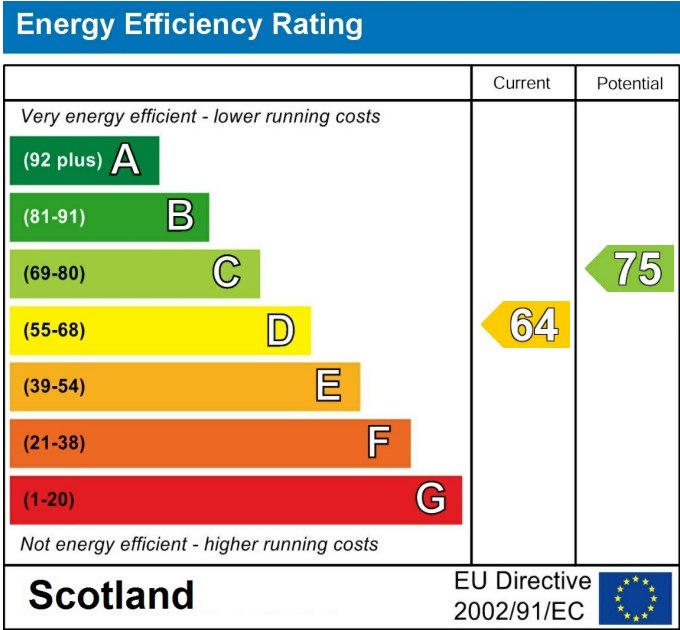
Off-Street Parking

Off road parking space for one vehicle to the rear, and an externally accessed storage space.





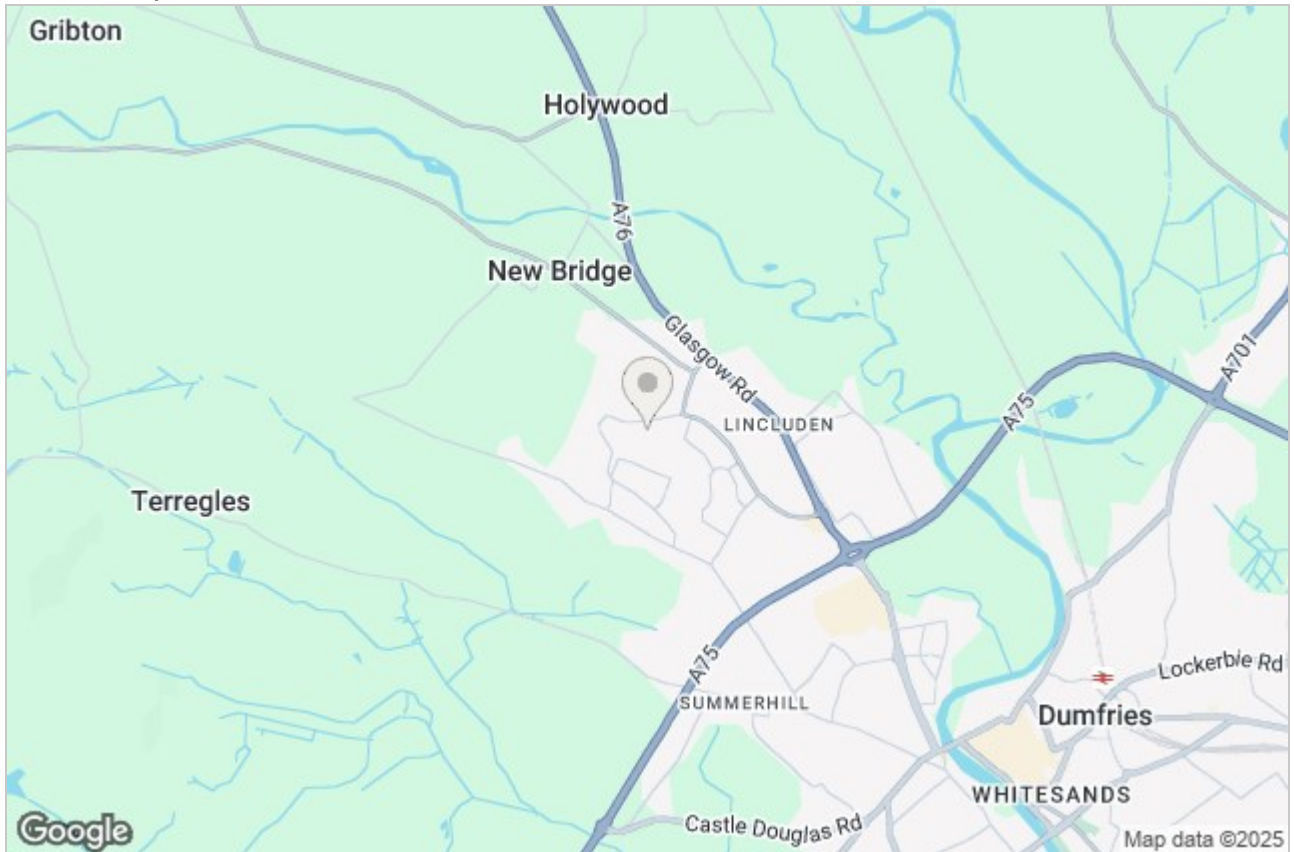
Energy Efficiency Graph



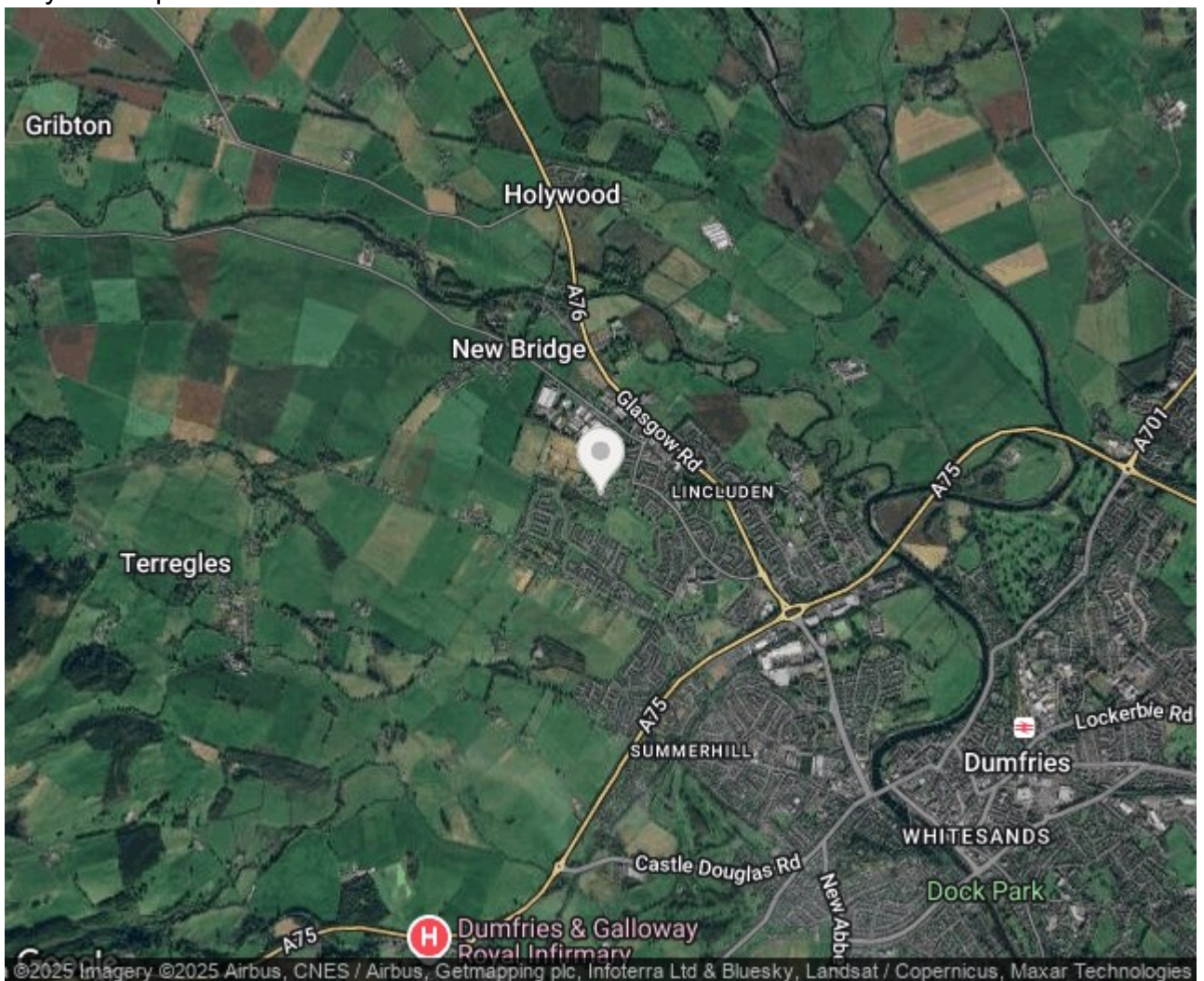
Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid 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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

