



## Waverley Road

Dumfries, DG2 9QW

£725 Per Month

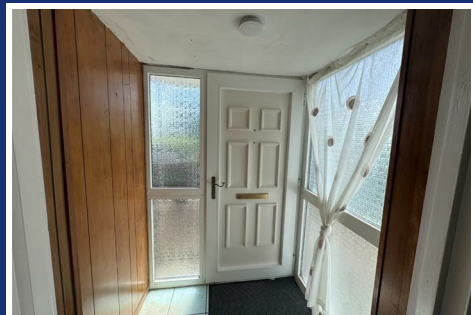


- Well-presented two-bedroom end-terrace home
- Spacious lounge with large front-facing windows
- Two well-proportioned double bedrooms
- Double glazing throughout
- Available to rent within the popular Lochside area
- Generous kitchen-dining room
- Family bathroom with electric shower over bath
- Enclosed rear garden with substantial external storage
- Landlord Registration Number: 1795593/170/13012 Hunters LARN 2102002
- EPC Rating: D | Council Tax Band: B

# Waverley Road

Dumfries, DG2 9QW

£725 Per Month



Hunters Dumfries are delighted to present to the rental market this well-presented two-bedroom end-terrace home, situated within the popular residential area of Lochside, Dumfries. Offering spacious accommodation throughout together with enclosed gardens and excellent local amenities nearby, the property is ideally suited to individuals, couples or small families seeking a comfortable and conveniently located home. Benefiting from double glazing, interlinked smoke alarms and a generous rear garden with external storage, the property is ready for immediate occupation.

Rent: £725 per calendar month

Deposit: £836 (equivalent to five weeks' rent)

Council Tax Band: B

EPC Rating: D

Landlord Registration Number: 1795593/170/13012

LARN 2102002

Lochside remains one of Dumfries' most established residential areas, benefiting from excellent access to local shops, schools, healthcare facilities and regular public transport links. Dumfries town centre is only a short distance away, offering a wider range of retail, leisure and hospitality opportunities. The area also benefits from nearby green spaces and recreational facilities, making it a popular choice for tenants seeking both convenience and community.

### Entrance Porch

Accessed via a modern UPVC entrance door with adjoining side screen window, the entrance hall benefits from tiled flooring together with timber wall panelling, creating a welcoming first impression. Access is provided to the lounge and staircase leading to the first floor accommodation.

### Inner Hallway

Offering access to the lounge and staircase to the first floor landing

### Lounge

A bright and spacious reception room enjoying large wall-to-wall windows overlooking the front of the property and allowing an abundance of natural light into the room. The lounge further benefits from laminate flooring together with an inset electric fire and decorative surround creating an attractive focal point.

### Kitchen-Dining Room

A spacious kitchen-dining room fitted with an assortment of wall and base storage units complemented by worktop surfaces. Features include a one-and-a-half bowl stainless steel sink with mixer tap, electric cooker, and designated space for both a washing machine and freestanding fridge freezer. The room benefits from lino flooring, strip lighting and ample space for a dining table. Windows to the side and rear elevations, together with a UPVC door providing access to the rear garden, create a bright and practical environmen

### First Floor Landing

Carpeted stairs rise to the first floor landing, which benefits from an integrated smoke alarm together with a useful airing cupboard providing additional storage.

### Bedroom One

A generous double bedroom enjoying large windows overlooking the front of the property and the open playing fields beyond. The room benefits from fitted storage incorporating both shelving and hanging space, whilst also housing the property's

boiler.

### Bedroom Two

A further well-proportioned double bedroom overlooking the rear garden. The room benefits from carpet flooring and provides ample space for a range of bedroom furniture.

### Bathroom

The family bathroom comprises a bath with electric shower positioned over, pedestal wash hand basin and low-level WC. The bathing area is fully tiled for ease of maintenance, whilst additional features include lino flooring, a chrome heated towel rail and a window providing natural light and ventilation.

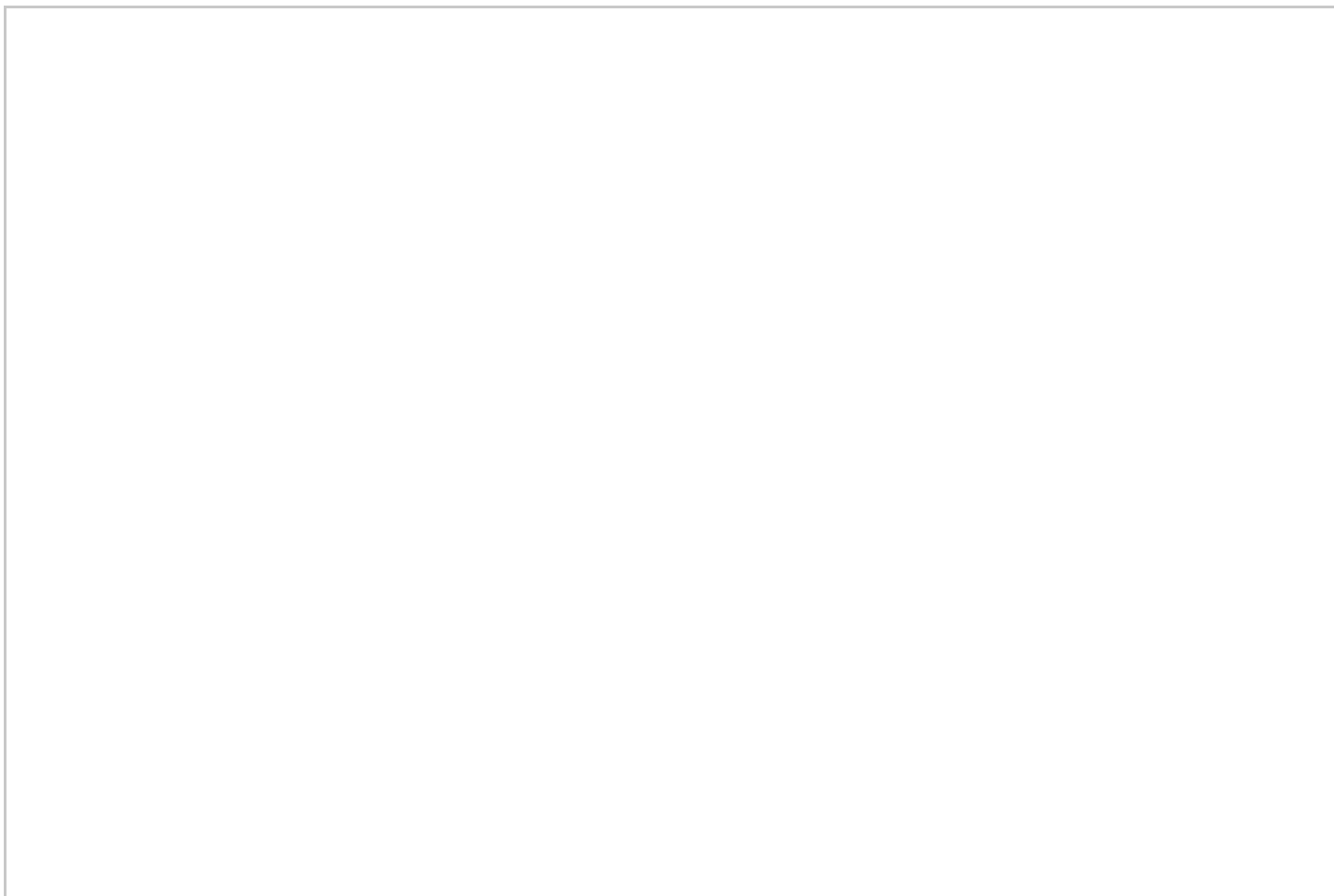
### External Front

To the front of the property, a retaining wall and gated entrance lead into a low-maintenance garden finished with decorative stone chippings and a pathway leading to the entrance door.

### External Rear

The enclosed rear garden benefits from a patio seating area with steps leading down into the main garden space. A drying area with decorative stone chippings provides practicality, whilst a substantial external storage area offers excellent additional storage. The rear garden is enclosed by fencing, providing a good degree of privacy and making it suitable for young children and pets.

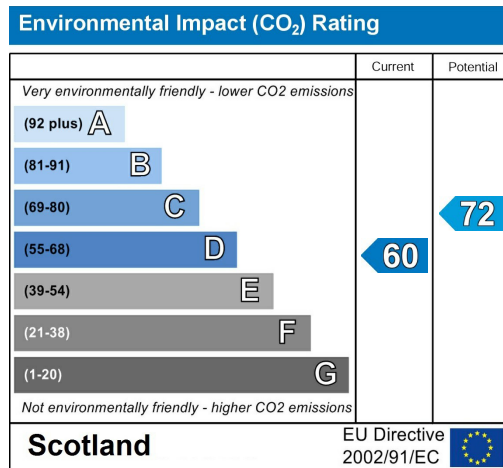
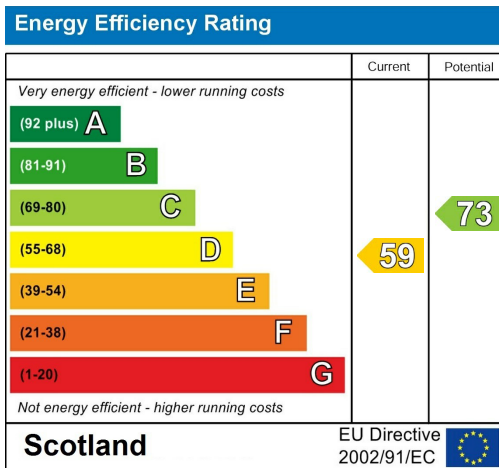
# Floorplan







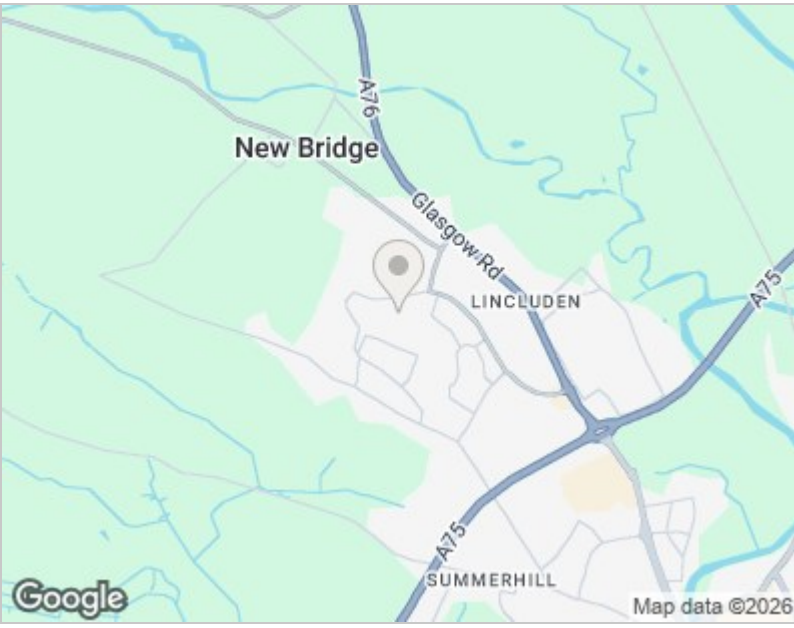
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Dumfries Lettings Office on 01387 245898 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.

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