

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Galloway Street

Dumfries, DG2 7TL

£425 Per Calendar Month



- Refurbished one bedroom apartments with open plan living and kitchen area,
- Landlord registration number is: 548627/170/27061,
- Rent £425 PCM
- shower room, communal courtyard. EPC D
- Council Tax Band A
- Deposit £490

Tel: 01387 245898

# Galloway Street

Dumfries, DG2 7TL

£425 Per Calendar Month



Attention all tenants - Have you been looking for a one bedroom apartment within walking distance of Dumfries town centre? Look no further - Galloway Street apartments have been refurbished and will be ready to move into. The apartments are set in a three storey property and comprise of communal entrance hall, open plan living/dining/kitchen area, shower room and bedroom. Benefiting from electric heating, double glazing and rear courtyard. Council Tax Band A.

Hunters Estate Agents LARN : 2102002

Landlord registration number is: 524768/170/07062.

## INTERNAL

### Communal Entrance

### Open plan Living and Kitchen Area

13'3" x 10'9" (4.04 x 3.28)

Fitted base and wall units, ring hob with chimney hood extractor above and sink unit.

The measurements are to the maximum point.

### Shower Room

7'0" x 5'1" (2.13 x 1.55)

Incorporating 3 piece suite comprising of electric shower cubicle, pedestal wash hand basin and low-level WC

### Bedroom 1

10'11" x 7'2" (3.33 x 2.18)

The measurements are to the maximum point.

## EXTERNAL

### Rear Garden

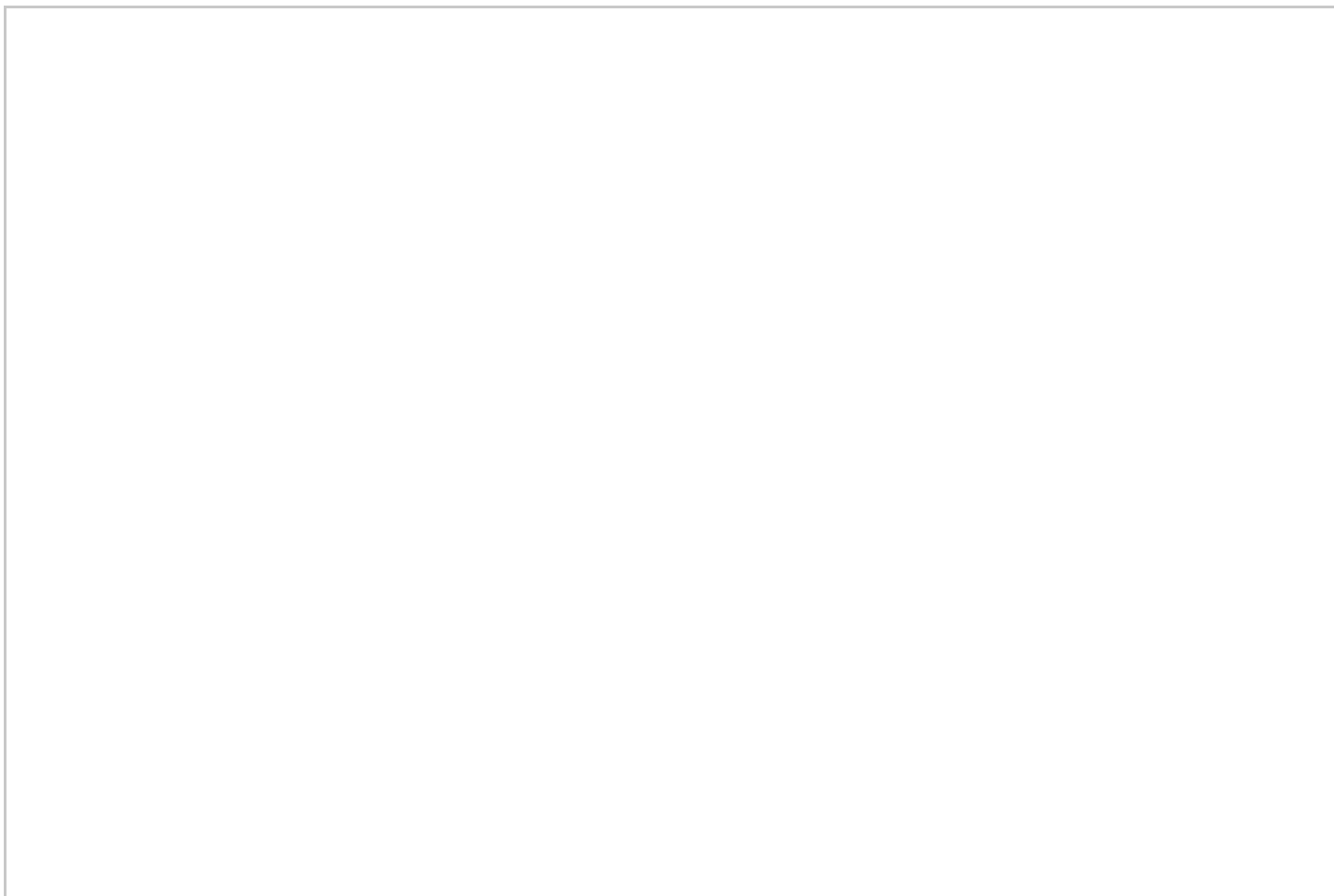
There is a communal rear garden which is sectioned off, providing a private garden space for each apartment.

### Please Note

No smokers, no pets, no DSS.

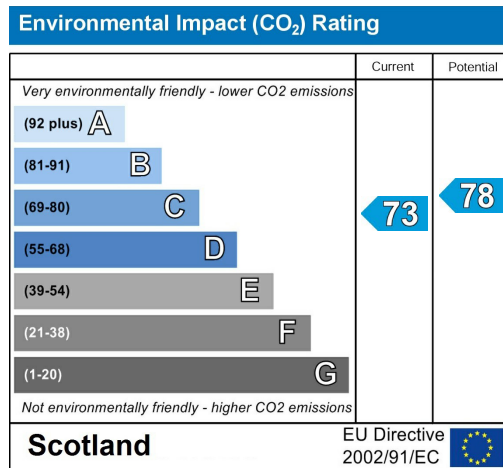
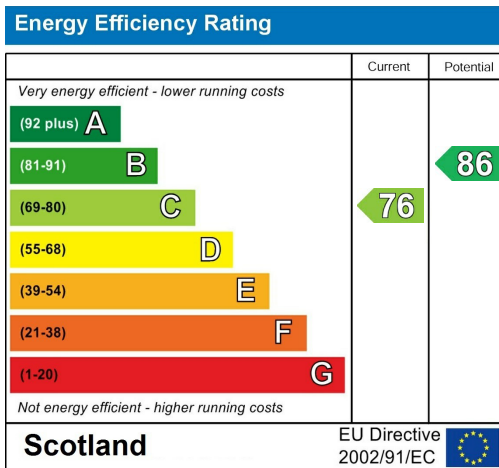
### EPC - C

# Floorplan





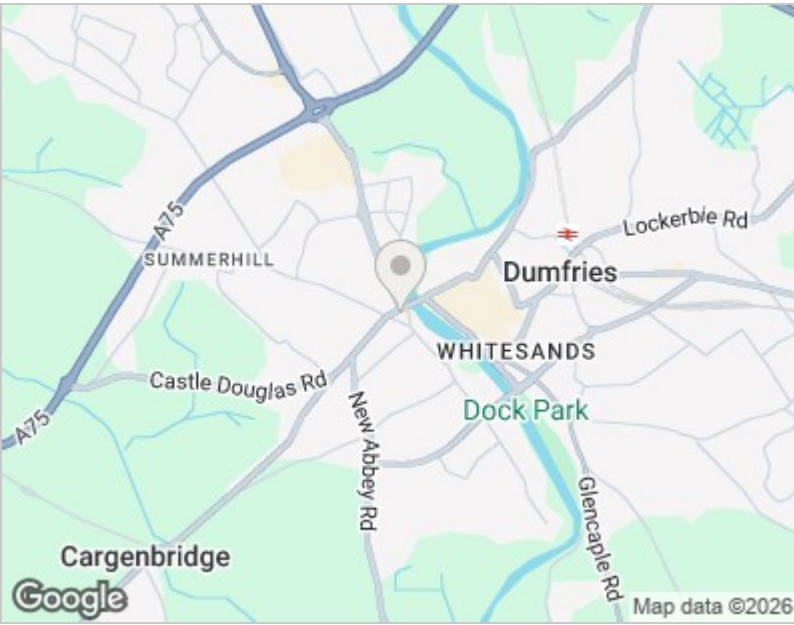
## Energy Efficiency Graph



## 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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