



Friars Vennel

Dumfries, DG1 2RQ

£600 Per Month



- Spacious top floor one-bedroom apartment
- Ideal for professionals and couples
- Fitted galley-style kitchen
- Roof terrace area to the rear
- Prime Dumfries town centre location
- Generous lounge/dining room
- Flexible living space suitable for home working
- Large double bedroom with walk-in storage
- Deposit £692
- EPC Rating: D | Council Tax Band: A

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£600 Per Month



Hunters Dumfries are pleased to present to the rental market this spacious one-bedroom top floor apartment, ideally located within Dumfries town centre. Offering bright and flexible accommodation throughout, the property is perfectly suited to professionals, couples or those seeking the convenience of town-centre living.

The apartment benefits from a generously proportioned lounge and dining room, providing an ideal space for relaxing, entertaining or home working. Further accommodation includes a fitted kitchen, spacious double bedroom with excellent storage provision and a well-appointed bathroom. Externally, residents can enjoy access to a substantial roof terrace area to the rear of the building.

Situated just moments from the town centre, a wide range of shops, cafés, restaurants, leisure facilities and transport links are all within easy walking distance, making this an excellent opportunity to enjoy a convenient and connected lifestyle in the heart of Dumfries.

Rent: £600 per calendar month

Deposit: £692

Entry: Immediate entry available, subject to satisfactory references and completion of all necessary checks.

Viewings: Strictly by appointment only

Landlord Registration Number: 521437/170/08042

LARN Number 2102002

Entrance Hall

The property is accessed via the rear of the building, with entry gained by means of three flights of stairs leading to the apartment. The entrance hall benefits from lino flooring and smoke alarm provision, whilst providing access to all principal accommodation.

Lounge/Dining Room

Undoubtedly the standout feature of the property, this exceptionally spacious reception room offers a fantastic degree of flexibility to suit modern lifestyles. Flooded with natural light from multiple rear-facing windows, the room comfortably accommodates lounge and dining furniture whilst still providing ample space for a dedicated home-working area.

Whether enjoying a quiet evening at home, entertaining guests or balancing hybrid working arrangements, this impressive room adapts effortlessly to a variety of uses. Its generous proportions and bright, airy atmosphere make it the true heart of the home.

Kitchen

Located directly off the lounge, the galley-style kitchen is fitted with a range of contemporary wall and base units complemented by contrasting work surfaces and splashbacks. The kitchen incorporates an electric hob, electric oven with extractor hood above, stainless steel sink and drainer, plumbing for a washing machine and space for a fridge freezer.

A window provides natural light to the room, whilst the practical layout ensures that everything is conveniently within reach.

Bathroom

The bathroom is fitted with a white three-piece suite comprising a bath with shower over and glazed screen, pedestal wash hand basin and low-level WC. A large window allows natural light to flood the room, creating a bright and practical space.

Double Bedroom

A generously proportioned double bedroom benefiting from excellent natural light. The room offers ample space for a range of bedroom furniture and is enhanced by a substantial walk-in dressing and storage cupboard, complete with hanging space and housing the electrical consumer unit.

The extensive storage provision significantly reduces the need for additional freestanding furniture, allowing the room to retain its spacious feel.

Storage

The apartment benefits from excellent storage facilities throughout, including fitted cupboards within the lounge and the sizeable walk-in dressing cupboard within the bedroom. Such practical storage solutions are a valuable feature and add to the functionality of the home.

External

To the rear of the building there is a substantial roof terrace area, providing useful outdoor space for drying clothes or simply relaxing outdoors.

The property is accessed via a communal stairwell to the rear of the building. A security entry system is installed.

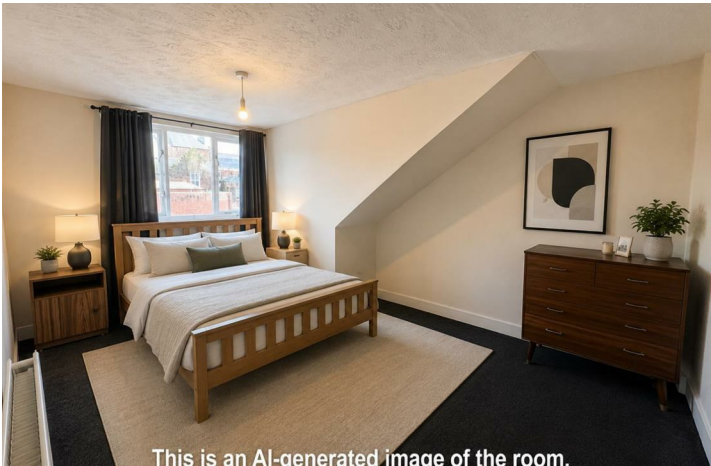
Virtual Staging Disclaimer

Please note that selected images within this marketing material may have been digitally enhanced using artificial intelligence (AI) technology to demonstrate the potential use, layout and lifestyle opportunities that the property may offer. These images are clearly identified as AI-generated or virtually staged.

The enhanced imagery is provided for illustrative purposes only and should not be interpreted as an exact representation of how the property is currently presented or how it will appear at the time of viewing. No structural alterations have been made to the images, and the purpose of the enhancement is solely to assist prospective purchasers or tenants in visualising how the available space could be utilised to suit their own lifestyle and furnishing preferences.

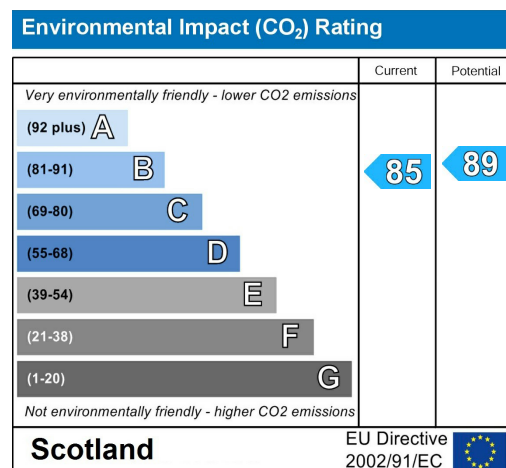
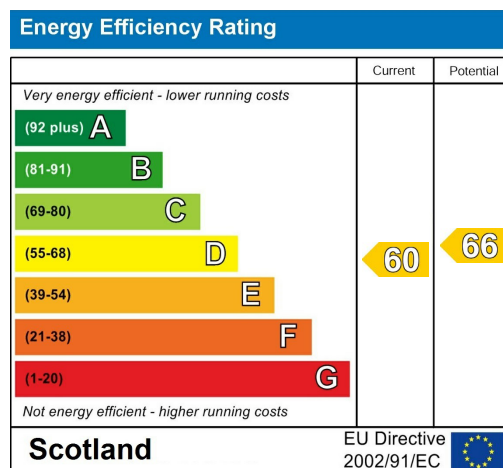
We encourage all interested parties to arrange an in-person viewing to fully appreciate the property's size, layout and condition.

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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