

HUNTERS®

HERE TO GET *you* THERE



Primrose Street

Dumfries, DG2 7AU

£725 Per Month



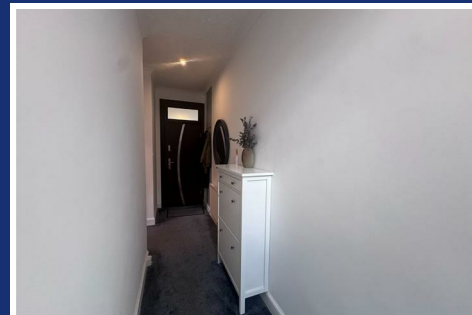
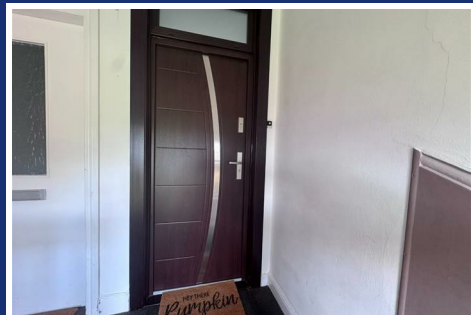
- Two-bedroom maisonette apartment
- Two spacious double bedrooms
- Modern fitted kitchen
- Gas central heating & double glazing
- Landlord Registration: 1807612/170/23072
- £725 per calendar month
- Generous lounge/diner
- Excellent storage throughout
- Shared rear garden & drying green
- EPC C | Council Tax: C | Hunters LARN: 2102002

Tel: 01387 245898

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Dumfries, DG2 7AU

£725 Per Month



Hunters Dumfries are delighted to present for let this spacious and beautifully presented two-bedroom maisonette apartment, situated within the popular DG2 area of Dumfries. Arranged over two levels, the property offers an impressive amount of accommodation together with excellent storage, gas central heating and double glazing throughout.

The accommodation comprises a large entrance hallway, generous lounge/diner with recessed dining area and contemporary feature electric fire, modern fitted kitchen, two particularly spacious double bedrooms and a well-appointed bathroom with P-shaped shower bath. Excellent storage is available throughout, including walk-in cupboards to both levels. A selection of furnishings and appliances will also remain with the property, including the green corner sofa, dining table and four chairs, substantial wardrobes and Samsung washing machine.

Externally, residents benefit from a shared rear garden with communal drying green and washing lines, together with a substantial communal storage area.

Available at £725 per calendar month with a five-week damage deposit of £836.53

Viewings are strictly by appointment only through Hunters Dumfries on 01387 245898.

EPC Rating: C | Council Tax Band: C

Landlord Registration: 1807612/170/23072

Hunters LARN: 2102002

Communal Entrance

Accessed from Primrose Street via a communal entrance door, with stairs leading to the first-floor landing and private entrance to the property.

Entrance Hall

A spacious inner hallway providing access to the lounge/diner, Bedroom One, a large walk-in storage cupboard and staircase to the upper level. Further understairs storage is provided, with recessed ceiling spotlights and fitted carpeting.

Lounge/Dining Room

A generously proportioned and beautifully presented lounge/diner with windows overlooking the rear parking area and a recessed dining space. A contemporary feature electric fire forms an attractive focal point, set within a white stacked-stone-effect surround with wood-effect mantel and black hearth. Further features include wall-mounted storage, recessed glass shelving and a useful walk-in pantry-style storage cupboard with shelving and lighting. The green corner sofa, dining table with four chairs and wall-mounted storage are included with the tenancy.

Kitchen

Accessed via two steps from the main accommodation, the modern kitchen is fitted with a range of wall and base storage units complemented by contemporary work surfaces and tiled flooring. Appliances include an electric hob, double oven and stainless-steel chimney-style extractor, together with a Samsung EcoBubble 7kg washing machine which will remain with the property. Further features include a stainless-steel sink and drainer with swan-neck mixer tap, windows to the side and rear, under-unit lighting and the gas central heating boiler.

Bedroom One

An exceptionally spacious double bedroom with a side-facing window providing excellent natural light. The room benefits from substantial six-door freestanding wardrobes, including two mirrored doors, and fitted carpeting.

Walk in Storage Room

A particularly useful walk-in storage cupboard with a front-facing window, shelving and generous additional storage space.

Upper Floor Landing

Carpeted stairs rise to a mezzanine landing with Velux window providing natural light, before continuing to the upper floor

Bedroom Two

A further sizeable double bedroom positioned on the upper level, with front-facing windows, fitted carpeting and a useful walk-in storage cupboard.

Bathroom

Fitted with a three-piece suite comprising a P-shaped shower bath with electric shower over and curved glass screen, pedestal wash hand basin and low-level WC. Wet-wall panelling surrounds the bath and shower area, complemented by a Velux window, chrome heated towel rail and practical vinyl flooring.

Shared Garden

To the rear is a shared garden for residents, incorporating a communal drying green with washing lines and space for outdoor seating. Residents also benefit from access to a substantial communal storage area.

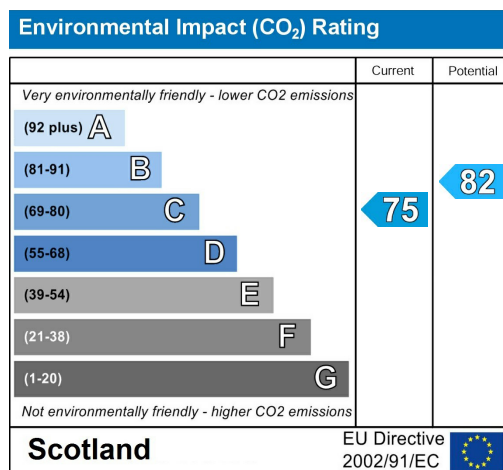
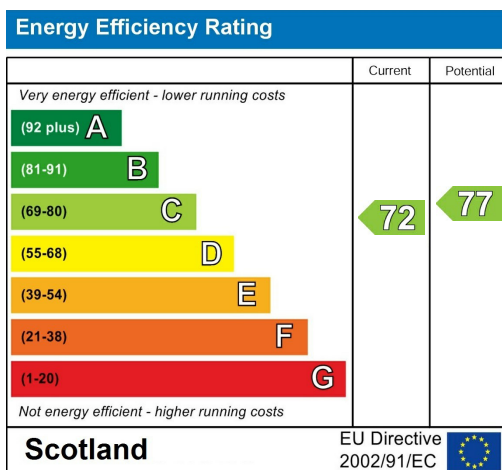
Floorplan







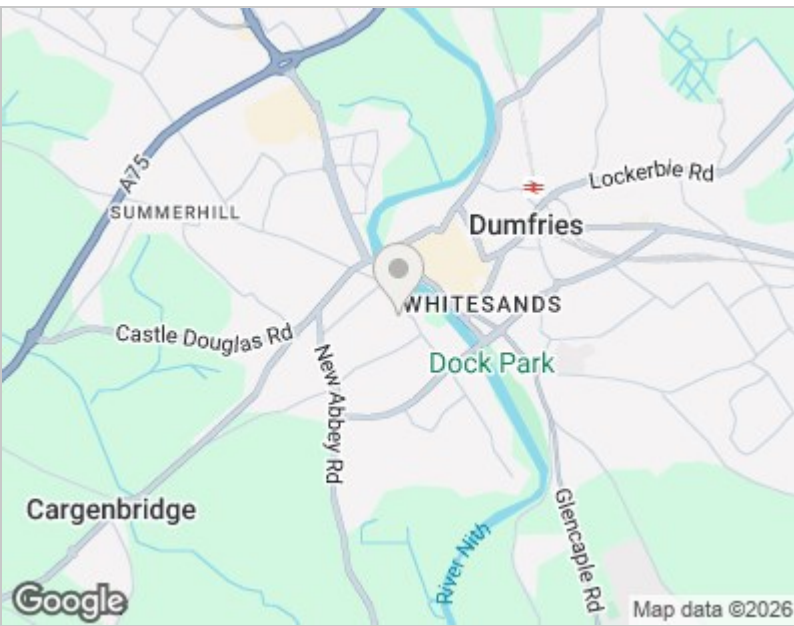
Energy Efficiency Graph



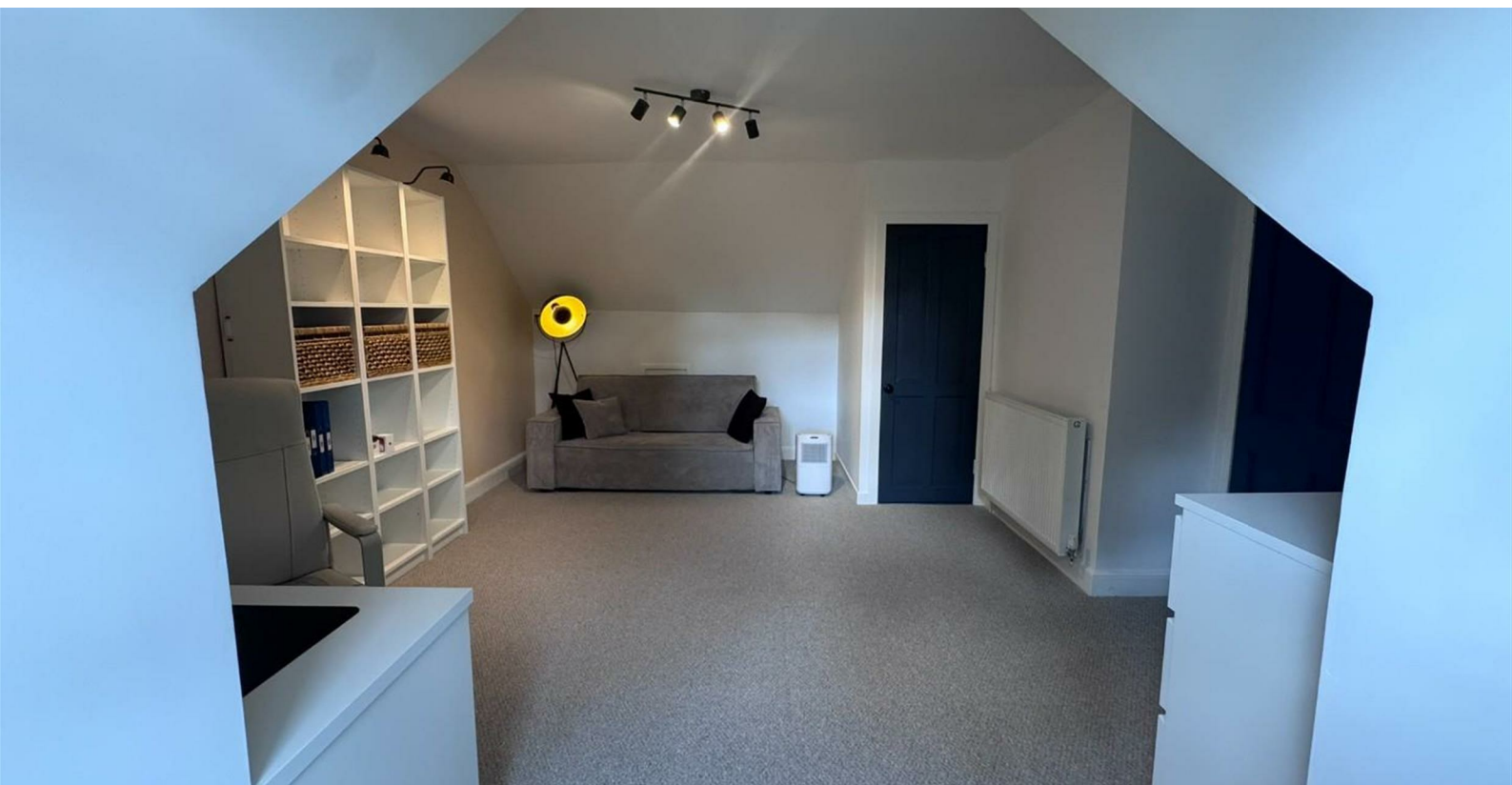
Viewing

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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