

HUNTERS®

HERE TO GET *you* THERE



Balmoral Road

Dumfries, DG1 3BD

Rent £475 Per Calendar Month

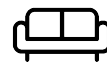
Deposit £548



1



1



1



C

Council Tax: A



22 Balmoral Road

Dumfries, DG1 3BD

£475 Per Calendar Month



Communal Entrance

Entrance Hall

Bathroom

14'10" x 4'7" (4.52m x 1.40m)

Incorporating panelled bath with shower over, Wc, sink unit and built in storage cupboard.

Living & Dining Room

15'11" x 14' (4.85m x 4.27m)

Rear aspect reception room with built in storage cupboard and feature fire place.

Kitchen

10'10" x 6'6" (3.30m x 1.98m)

Fitted base and wall unit with 4 ring hob and oven below, sink unit.

Bedroom

14'10" x 10'10" (4.52m x 3.30m)

Front facing bedroom with built in airing cupboard housing central heating boiler and storage cupboard.

- Ground Floor Flat
- Ease of Access of the Town Centre
- Double Bedroom, Bathroom
- Living Room and Dining Room
- Modern Fitted Kitchen
- Communal Entrance Hall, Entrance Hall
- EPC - C | Council Tax Band A
- Rent £475 PCM | Deposit £548.00

Ground Floor Apartment located within walking distance of Dumfries town centre and a wealth of local amenities.

The spacious accommodation briefly comprises of Communal Entrance, Private Entrance Hall, Living & Dining Room, Kitchen, Bedroom and Bathroom. Benefiting from Double Glazing and Central Heating.

AVAILABLE AUGUST 2026

Rent: £475 PCM

Deposit: £548

EPC Rating - C

Council Tax Band - A

Landlord Registration No. 82316/170/16000

Hunters LARN 2102002

Tel: 01387 245898



Road Map



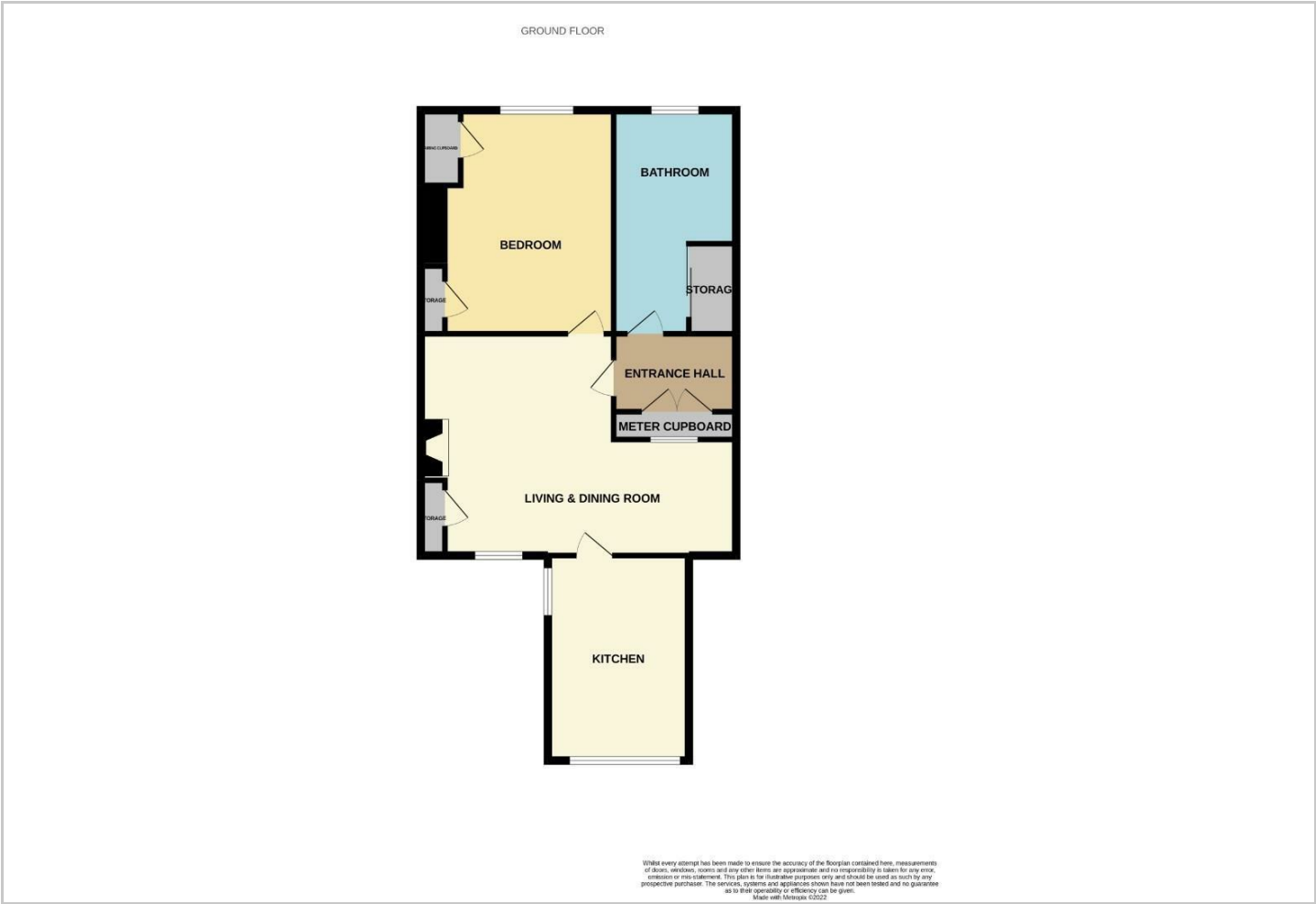
Hybrid Map



Terrain Map



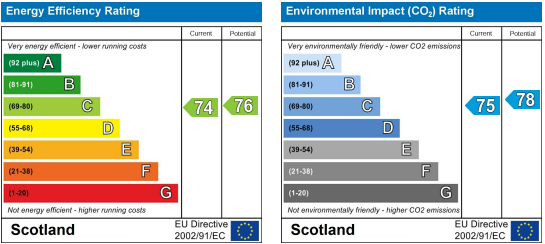
Floor Plan



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.

Energy Efficiency Graph



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.