HUNTERS®

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English Street

Dumfries, DG1 2BY

£650 Per Month

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- Two-bedroom second-floor apartment
- Spacious open-plan lounge and dining area
- Generous double bedroom and versatile second bedroom
- Electric heating and interlinked smoke alarms
- Landlord Registration: 521437/170/08042
- Freshly decorated throughout with newly fitted carpets
- Fitted kitchen with electric oven, hob and extractor
- Bathroom with electric shower over bath
- Convenient town centre location close to local amenities
- Hunters LARN: 2102002

Tel: 01387 245898

English Street

Dumfries, DG1 2BY

£650 Per Month







Situated in the heart of Dumfries town centre, this freshly decorated two-bedroom second-floor apartment offers bright, comfortable accommodation and the convenience of having shops, cafés, restaurants and everyday amenities right on the doorstep. Positioned on the top floor of the building, the property is an appealing choice for tenants seeking practical town centre living.

The apartment has been refreshed throughout, with neutral decoration and newly fitted carpets creating a clean, welcoming interior. The spacious open-plan lounge/dining room provides plenty of room for relaxing and dining, with windows to the front and rear allowing excellent natural light. An adjoining fitted kitchen offers useful storage, an electric oven and hob, and a rear-facing window.

The accommodation also includes a generous front-facing double bedroom, a versatile second bedroom to the rear and a bathroom fitted with a white suite and electric shower over the bath. Electric heating and interlinked smoke alarms provide further practical features.

English Street places residents within easy walking distance of Dumfries' main shopping streets, the Loreburne Shopping Centre, cafés, supermarkets and local services, with bus connections and the railway station also conveniently accessible.

The property does not include a private garden or allocated parking, making it particularly suited to tenants who value a central location and low-maintenance accommodation.

Monthly Rent: £650 PCM | Deposit: £812.50

Council Tax Band: B EPC Rating C

Landlord Registration: 521437/170/08042/Hunters LARN: 2102002

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

Communal Entrance
Access to the property is through a communal entrance serving the building, with stairs rising to the upper floors. The apartment is situated on the second and top floor, with a communal landing providing access to its private entrance door.

Entrance Hall
A welcoming inner hallway providing access to all rooms within the apartment. Finished with practical vinyl flooring, the hallway also benefits from a cupboard housing the electrical consumer unit at high level.

Lounge/Dining Room
A bright and generously proportioned lounge/dining room, freshly decorated in neutral tones and finished with newly fitted carpeting. A large front-facing window provides an attractive outlook across the surrounding town centre, while additional glazing to the rear allows plenty of natural light throughout the open-plan living space.

The room offers comfortable space for lounge furniture alongside a dedicated dining area, with a recessed display alcove incorporating shelving, adding character and useful storage. An electric panel heater provides heating, while the open-plan arrangement connects naturally with the adjoining kitchen.

Kitchen
A practical fitted kitchen arranged within the open-plan living accommodation, incorporating a selection of wall and base storage units with complementary work surfaces and tiled splashbacks.

Appliances include an electric hob and oven with a stainless-steel extractor hood above, together with a single-bowl stainless-steel sink and drainer. Vinyl flooring provides a practical finish, while a rear-facing window overlooks the area behind the building and allows additional natural light into the kitchen.

Bedroom One
A well-proportioned double bedroom positioned to the front of the apartment, with a large window overlooking the surrounding town centre. Freshly decorated in neutral tones and finished with newly fitted carpet, the room provides comfortable accommodation with space for bedroom furniture. An electric panel heater provides heating.

Bedroom Two
A versatile second bedroom positioned to the rear of the apartment, with a window overlooking the parking area behind the building. The room has been freshly decorated and benefits from newly fitted carpet and an electric panel heater. Suitable for use as a bedroom, home office or occasional guest room.

Bathroom
A well-presented bathroom comprising a white panelled bath with electric shower above, pedestal wash hand basin and low-level WC. The bath and wash basin areas benefit from tiled splashbacks, while practical vinyl flooring completes the room.

Additional features include a traditional-style recessed storage cupboard, chrome towel rail and a frosted front-facing window providing natural light and privacy.

Virtual Staging – Important Information
Please note that selected marketing photographs of this property have been digitally enhanced using virtual staging technology. As the property is currently unfurnished, virtual staging has been used to illustrate how individual rooms could be furnished and arranged, helping prospective tenants appreciate the available space and its potential.

Any furniture, furnishings, decorative accessories or other items digitally added to these images are for illustrative purposes only and are not included in the tenancy. Virtually staged images should not be taken as an exact representation of the property's current appearance, dimensions or contents.

Prospective tenants are encouraged to view the property in person to satisfy themselves as to its actual condition, layout, proportions and fixtures and fittings. Where alterations have been made for illustrative purposes, the original photographs should be referred to for an accurate representation of the property.

Floorplan











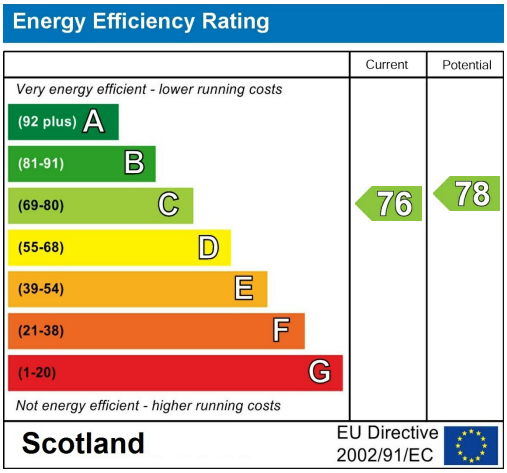


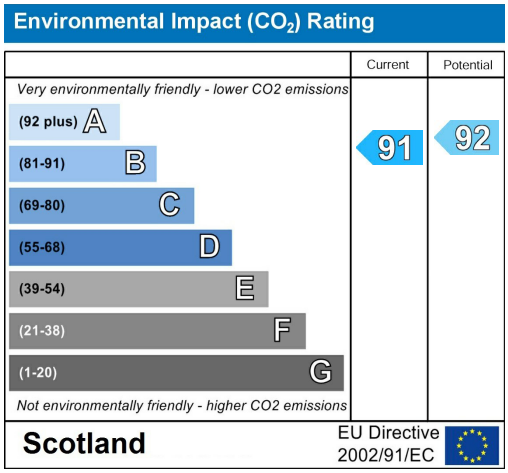







Energy Efficiency Graph

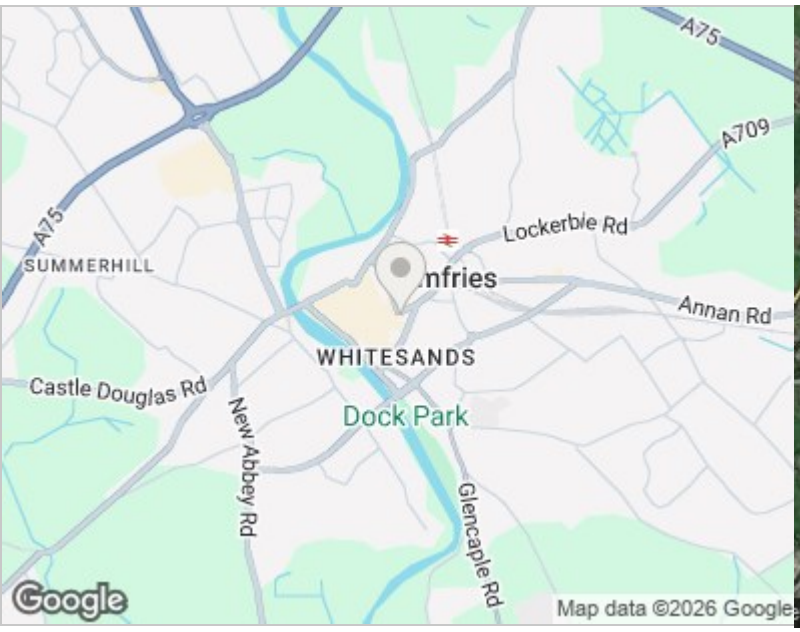




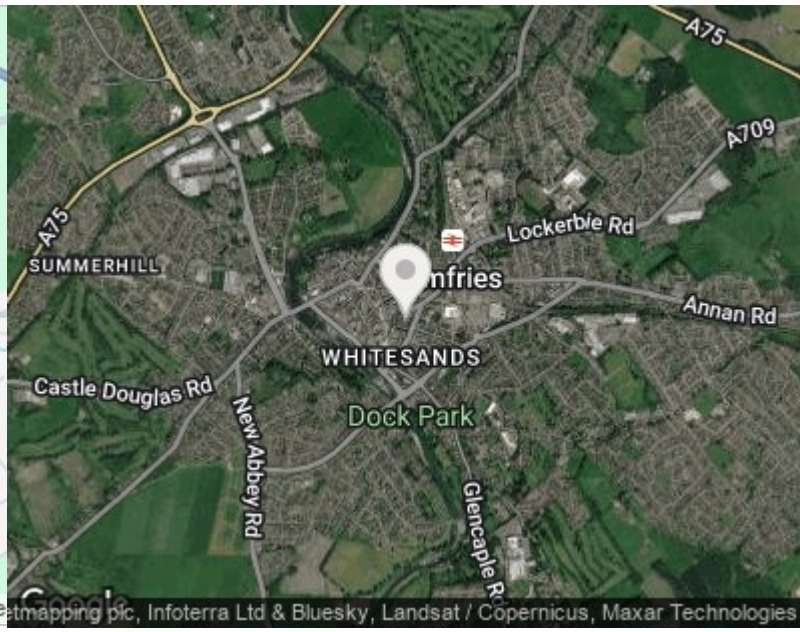
Viewing

Please contact our Hunters Dumfries Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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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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The Property Ombudsman