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Munches Street

Dumfries, DG1 1ET

Offers Over £30,000

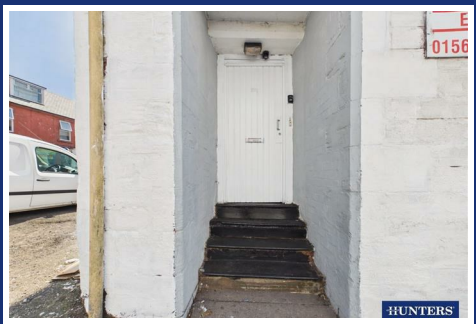
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- One-bedroom top floor apartment
- Bright open-plan living room and kitchen
- Well-proportioned accommodation throughout
- Allocated off-street parking space
- Walking distance to shops, cafés, restaurants and transport links
- Situated in the heart of Dumfries town centre
- Spacious double bedroom with built-in mirrored wardrobes
- Excellent opportunity for cosmetic modernisation
- Ideal buy-to-let investment or first-time purchase
- Council Tax Band: A

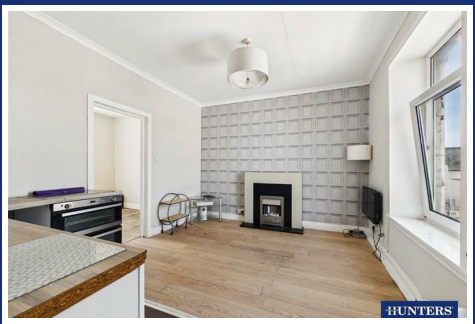
Munches Street

Dumfries, DG1 1ET

Offers Over £30,000







Hunters Dumfries are delighted to present to the market this one-bedroom top-floor apartment, situated on Munches Street in the heart of Dumfries town centre. The property benefits from an allocated parking space and offers convenient access to a wide range of local shops, supermarkets, cafés, restaurants, public transport links and everyday services.

The apartment would benefit from cosmetic upgrading internally and will be of particular interest to buy-to-let investors and landlords seeking a centrally located property within an established residential development. It may also appeal to first-time buyers looking for an affordable town-centre home.

The accommodation is well placed for access across Dumfries and benefits from the convenience of having the town centre's amenities within easy reach. Viewing is recommended to appreciate the location and potential of the property.

Viewings strictly by appointment only through Hunters Dumfries. Contact 01387 245898.

Council Tax Band: A

Entrance Hall

Accessed via a secure communal entrance, the property is located on the top floor. The private entrance hall welcomes you into the home, with a staircase leading to the main accommodation.

Stairs to First Floor

The first landing offers a practical utility area with space and plumbing for a washing machine, together with a useful storage cupboard housing the electrical fuse board. A large window floods the space with natural light, creating a bright and welcoming approach to the upper floor.

Open Plan Lounge Kitchen

A further short staircase leads into the open plan living space. A generous front-facing window allows an abundance of natural light to flood the room, creating a bright and airy atmosphere. The living area offers ample space for both lounge and dining furniture and features laminate flooring, a feature wallpapered wall and a modern electric heater.

The kitchen is fitted with a range of wall and base units with work surfaces, a stainless steel sink with hot and cold taps and an electric cooker. While the kitchen is fully functional, the property would benefit from updating, providing an excellent opportunity for a purchaser to modernise the accommodation to their own taste and specification.

Bedroom

The generously proportioned double bedroom offers excellent floor space and benefits from built-in mirrored wardrobes, providing ample storage while enhancing the sense of space within the room. An additional built-in cupboard houses the hot water tank, making practical use of the available storage.

Bathroom

The bathroom is fitted with a three-piece white suite comprising a wash hand basin, WC and a full-sized bath with an electric shower positioned overhead. A roof window allows an abundance of natural light to flow into the room while also providing ventilation, creating a bright and airy space. As with the rest of the property, the bathroom offers scope for cosmetic updating, allowing a purchaser to modernise the room to suit their own style and requirements.

External Parking

To the side of the property their is Off-Street Parking for one vehicle

Virtual Staging Disclaimer

Some images within this brochure have been digitally enhanced using AI virtual staging to illustrate the potential appearance of certain rooms following decoration, refurbishment or furnishing. These images are provided for illustrative purposes only and do not represent the property's current condition. Buyers are encouraged to view the property in person to fully appreciate its existing presentation and potential.

Floorplan


Laundry Room
8'5" x 6'11"
2.59 x 2.11 m
Hallway
3'9" x 3'2"
1.14 x 0.96 m
Kitchen / Living Area
11'4" x 13'6"
3.46 x 4.13 m
9'7" x 11'5"
2.94 x 3.48 m
Ground Floor
Bathroom
6'7" x 6'5"
2.01 x 1.98 m
Hallway
3'1" x 3'4"
0.96 x 1.03 m
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E
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Approximate total area(1)
472 ft²
43.8 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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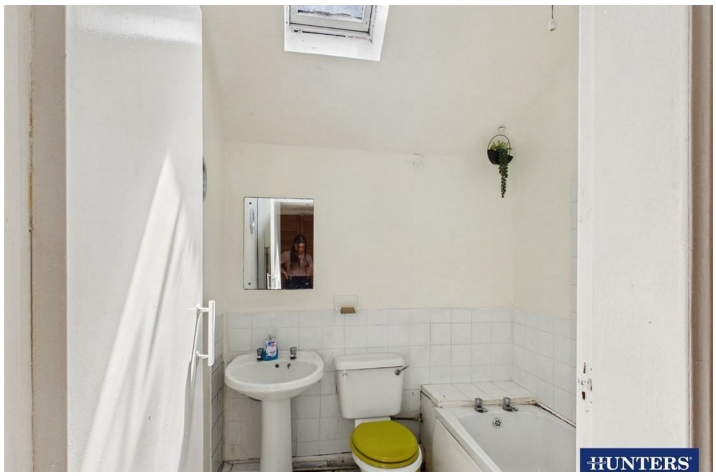








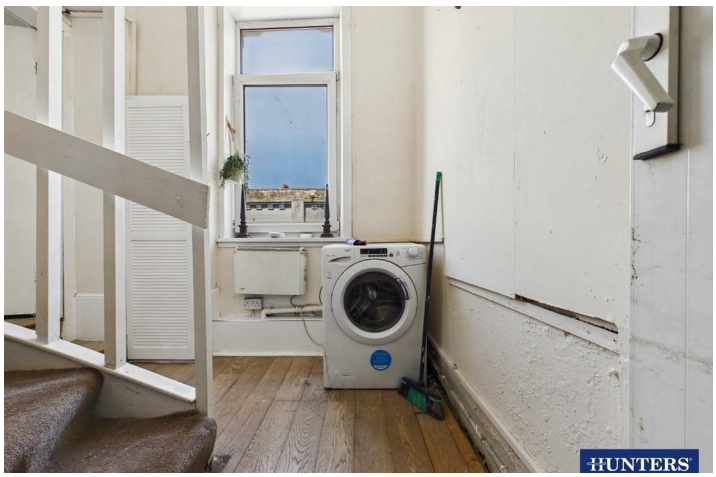






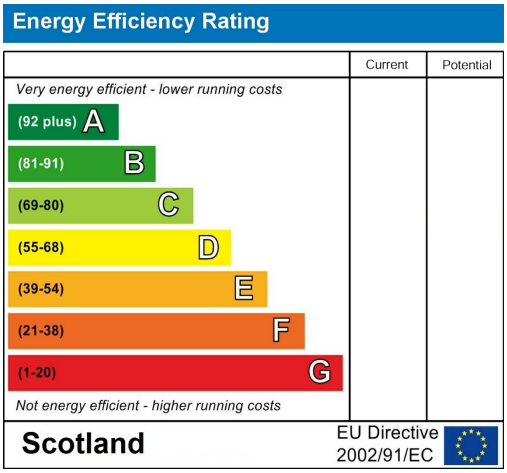


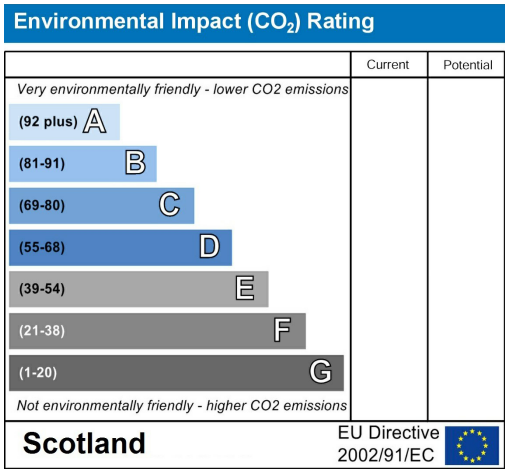






Energy Efficiency Graph





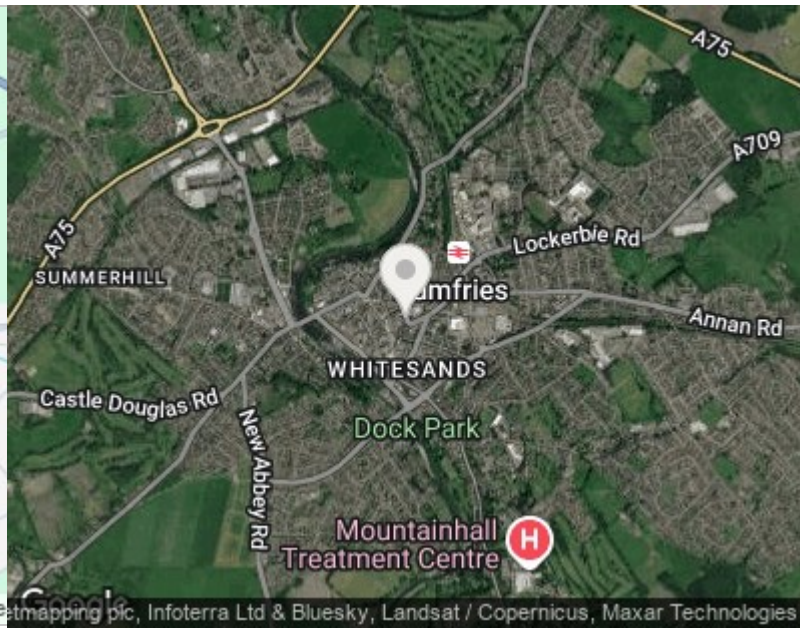
Viewing

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.

Moat Brae, 101 George St, Dumfries, DG1 1EA
Tel: 01387 245898 Email: dumfries@hunters.com
https://www.hunters.com

The Property Ombudsman