

Thorngrove Avenue, Aberdeen, AB15 7FG

£1,550

Council Tax Band: F



WELL PRESENTED FURNISHED THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE AND CONSERVATORY!!

This immaculate furnished three-bedroom modern semi-detached house is available for rent in a well-established area in Aberdeen's desirable West End and would represent an excellent place for the growing family. Early viewing is highly advised to fully appreciate the comfort it presents.

The entrance vestibule leads to a welcoming lounge, which leads to an open plan dining area and large south west facing conservatory with access to the rear garden planted for low maintenance. Fully fitted modern kitchen with integrated appliances, wine fridge, gas range hob, storage and breakfast bar.

On the first floor are three bedrooms one with an ensuite shower room and a family bathroom.

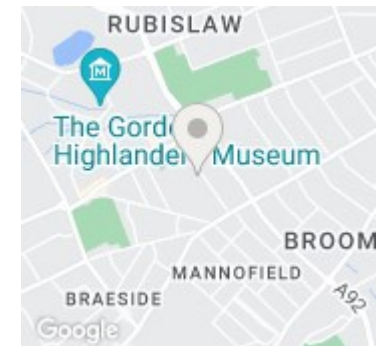
Externally, the property has a single garage as well as its own driveway with parking. The enclosed garden comprises a paved patio and path and low maintenance gravel-based area of shrubs. No lawn

Scottish Agent Open Register Number LARN1903067
Landlord Registration – 140675/100/25530

Thorngrove Avenue is part of an exclusive development, managed by a dedicated factor within the sought-after Mannofield/Seafield area of the city. The area benefits from proximity to local amenities, a good selection of shops including a supermarket, local library, and a community centre. Hidden nearby gems include Johnston Gardens, The Gordon Highlanders Museum, the



Open House Aberdeen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	