

Fairlie Street, Aberdeen, AB16 7XA  
£775 Per Month  
Council Tax Band: C



**WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE!!**

This nicely presented 3-bedroom house would present an ideal place for the growing family. The property is of fresh decorative appearance and affords the opportunity to move in with the minimum of inconvenience and offers a bright airy living environment.

The accommodation comprises of a welcoming hallway which leads to a spacious Lounge; fitted Kitchen and a double bedroom on the ground floor level. On the first floor are two double Bedrooms and a family bathroom. Gas central heating and Double glazing. Externally, the front is laid to lawn. The enclosed rear garden forms an ideal and safe playing area for children. There is on street parking.

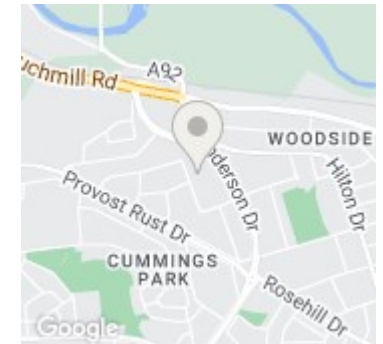
Fairlie street is located to the north west of the city and well served by local shops, public transport facilities and schools. With the Aberdeen Ring Road and various other arterial routes being located nearby, most parts of the city are readily accessible. There are primary and secondary schools located nearby. The area is well placed for Foresterhill Hospital Complex, the Aberdeenshire Council Headquarters at Woodhill House, Airport and the various oil related offices at Bridge of Don, Dyce, Kingswells and Westhill.

No pets

Landlord Registration Number 329978/100/25581  
Scottish Agent Open Register Number LARN1903067



**Open House Aberdeen**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	