

Persley Den Place, Aberdeen, AB21 9GR

£1,650 Per Month

Council Tax Band: F



EXECUTIVE THREE/FOUR BEDROOM TOWN HOUSE WITH INTEGRAL GARAGE.  
 AVAILABLE IMMEDIATELY - FURNISHED!!!

This stunningly impressive and elegant furnished 3/4 bedroom energy efficient town house is available immediately and would represent an excellent dwelling for the growing family. The property is finished to a high standard of specification. Early viewing is highly recommended.

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.

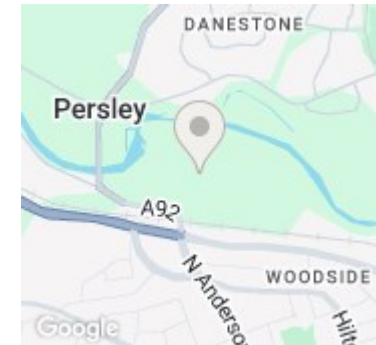
The accommodation features a separate utility room and integral garage, together with a flexible sitting room or potential fourth bedroom, a cloakroom and handy storage on the ground level. On the first floor is the open plan kitchen and family/dining area with French doors leading to a large balcony / patio, elegant lounge with bay windows and another cloakroom. On the second floor is the en suite master bedroom which boasts Juliet balcony, two further bedrooms, all featuring fitted wardrobes and a stylish family bathroom. Externally, the property has a single integral garage as well as its own driveway with parking.

Southbank by Cala is a stunning modern development set in a peaceful woodland setting alongside the River Don, yet only a few miles from the heart of Aberdeen. Located within a walking distance to the Persley Walled Garden and surrounding woodlands walks, the area boasts of the perks of both semi-rural and city life. The property is ideally situated for access to the AWPR and North Anderson Drive, as well as Dyce and of course the City Centre itself. Bridge of Don's cafes, shops, gyms, and sports clubs are only a few minutes' drive away as well as Tesco Superstore. Regular public transport is readily available

Scottish Agent Open Register Number LARN1903067  
 Landlord registration – pending



Open House Aberdeen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>93</b>	<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</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	