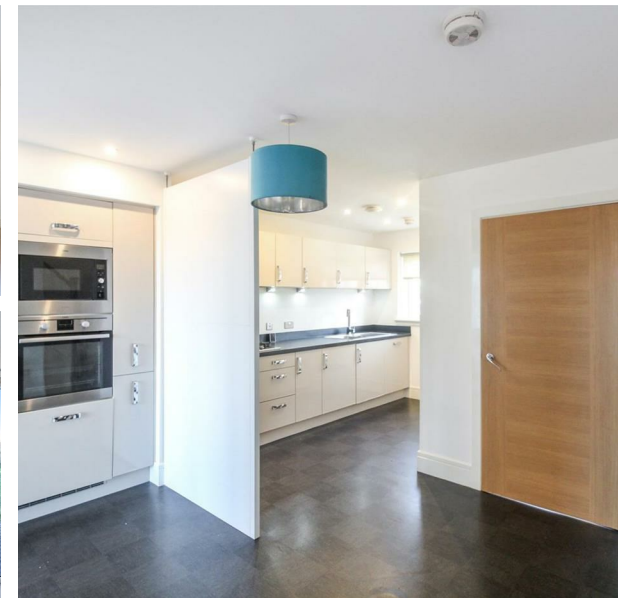


Burnland View, Elrick, AB32 6AG

£1,350 Per Month

Council Tax Band: E



WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE –AVAILABLE IMMEDIATELY UNFURNISHED!!!

This nicely presented 3-bedroom semi-detached dwelling house is available immediately and would represent an excellent rent 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. Gas central heating and Double glazing.

The accommodation comprises of a welcoming entrance vestibule which leads to a spacious Lounge, beautifully appointed fitted Kitchen and Cloakroom Toilet on the ground floor level. On the first floor, there is the Master Bedroom with an En suite shower room, two further bedrooms and family Bathroom.

Externally, the property its own driveway with parking. The enclosed large rear garden has a nice decking area for relaxation and the remaining garden is mainly laid to lawn and forms an ideal and safe playing area for children.

Westhill offers an enviable range of community facilities including children's nurseries, highly regarded primary and secondary schools, shopping centres including Costco, Tesco, Aldi Superstores and health centre. Many excellent leisure amenities include the golf course, tennis courts, swimming pool, hotels and restaurants. Westhill has been recognised as a "Global Centre of Excellence" in Subsea Engineering and offers excellent employment opportunities at the Westhill Commercial Estate and Arnhall Business Park. It is within a few miles drive by dual carriageway from the City of Aberdeen and there is a regular bus service. The AWPR road offers superb links north and south of the City, including the Airport and Commercial Estates. The location is also well placed for Inverurie, Banchory and Royal Deeside

Scottish Agent Open Register Number LARN1903067



Open House Aberdeen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 