

Wellside Circle, Kingswells, AB15 8DY

£1,500 Per Month

Council Tax Band: F



WELL PRESENTED FOUR BEDROOM DETACHED HOUSE WITH GARAGE PART FURNISHED!!!

This nicely presented 4 bedroom detached dwelling house is available to move in immediately and would represent an excellent rent for the growing family. The property is located in the quiet area of Kingswells. Early viewing is highly recommended.

The property is presented in neutral décor throughout. The accommodation comprises of a welcoming entrance hall which leads to a spacious Lounge; Dining Room, Cloakroom Toilet; Kitchen and Conservatory on the ground floor level. Gas central heating and Double glazing.

On the first floor, there is the Master Bedroom with an En suite shower room, three further good sized Bedrooms and family Bathroom. Externally, the property has a single garage and an enclosed large garden.

Kingswells is a popular and established residential suburb in West end Aberdeen. Linked by dual carriageway to Aberdeen City, it is easily accessible by car. There is regular bus service into the city centre, in addition to the popular park and ride service. It's also within easy commuting distance of the office and industrial complexes in Westhill, Dyce, and Bridge of Don. There is a wide range of local amenities available including community centre, medical centre, church, post office, chemist, local shops, primary and secondary schools. Nearby Westhill also provides a wider range of larger shopping outlets, including Tesco, Costco and Marks and Spencer. Further leisure facilities, including gym and swimming pool are available at the superb Village Urban Resort, located to the rear of the Prime Four development. Lovely walks can be enjoyed within the surrounding countryside.

Scottish Agent Open Register Number LARN1903067
Landlord registration – 1741387/100/07032



Open House Aberdeen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	