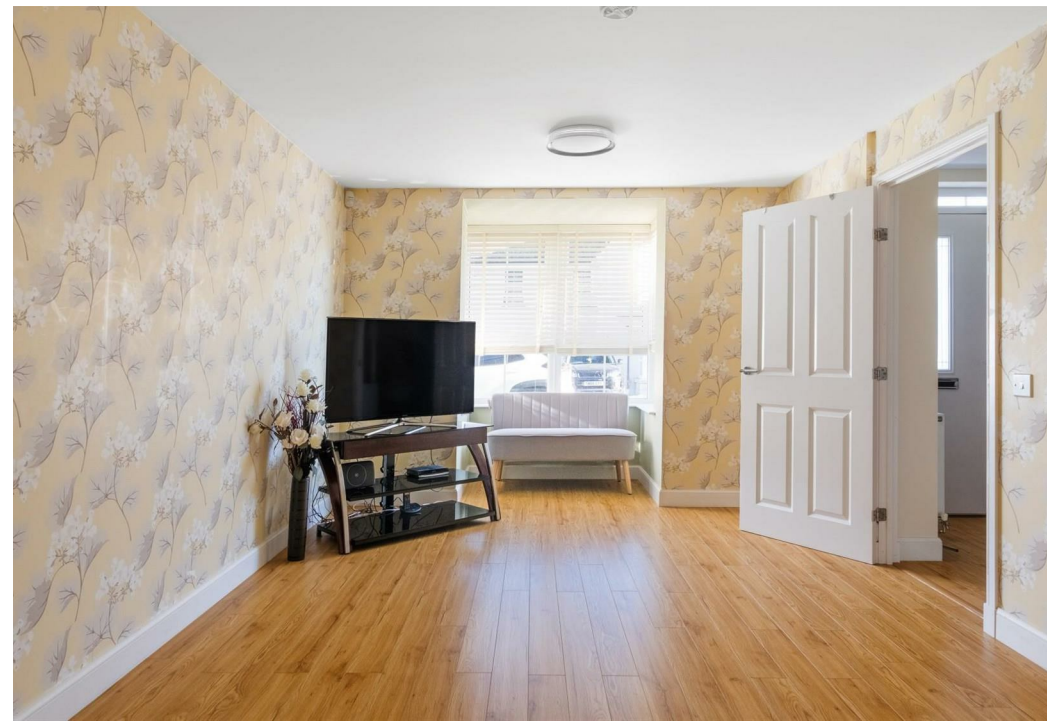
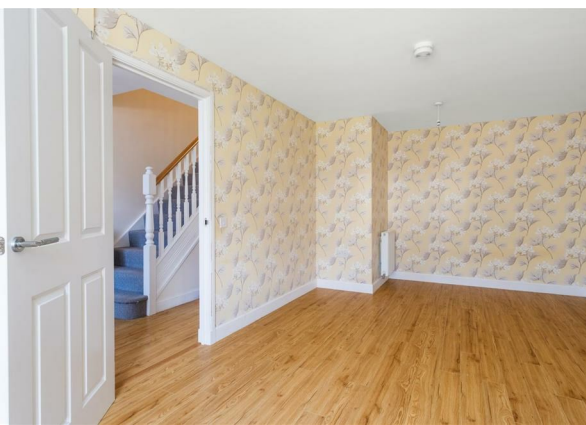


**Garthdee Farm Gardens, Aberdeen, AB10 7GF**

**£1,995 Per Month**

**Council Tax Band: F**



EXCELLENTLY PRESENTED FOUR BEDROOM DETACHED HOUSE WITH GARAGE.  
– UNFURNISHED OR PARTLY FURNISHED!!!

This impressive, executive 4-bedroom detached dwelling house would represent an excellent rent for the growing family. Finished to impeccable standards, the property affords the opportunity to move in with the minimum of inconvenience and offers a bright airy living environment. Gas central heating and double glazing. Early viewing is highly recommended.

The accommodation comprises of a welcoming hallway which leads to a spacious Lounge; beautifully appointed fitted Kitchen on open plan with the dining, Cloakroom and Utility room on ground floor level.

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 as well as its own driveway with parking. The enclosed large rear garden is mainly laid to lawn and forms an ideal and safe playing area for children.

Scottish Agent Open Register Number LARN1903067  
Landlord Registration – Pending

Garthdee Farm Gardens is located within the renowned Den of Pitfodels development. The Robert Gordon’s University Complex and Gray’s School of Art are a walking distance and nursery, primary and secondary education are well catered in the locality. The area offers excellent local amenities including recreational facilities at David Lloyd Leisure Centre and Aberdeen Snowsports Centre and a wide range of shops at the Bridge of Dee Retail Park including Asda and Sainsbury’s superstores. Ideally situated within short distance of Norwood Hall Hotel, The Marcliffe at Pitfodels it also benefits from nearby Cults with its local shops, cafes and Cults Hotel. It is well positioned for ease of access in and around the city and has the convenience of excellent public transport facilities



Open House Aberdeen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	