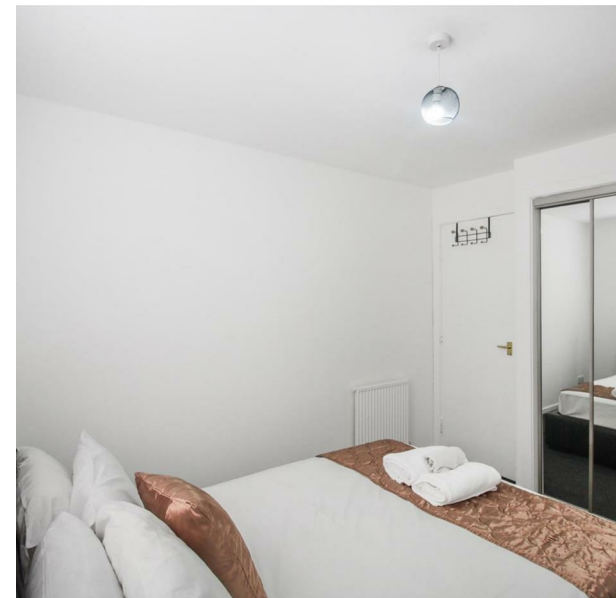
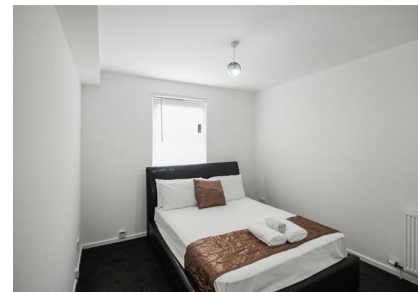


**Roslin Place, Aberdeen, AB24 5BG**

**£950 Per Month**

**Council Tax Band: C**



BEAUTIFULLY PRESENTED TWO BEDROOMS FLAT –AVAILABLE IMMEDIATELY!!  
FULLY FURNISHED

DELIGHTFUL CITY CENTRE three bedrooms flat on the first floor comprising of a secure entry system, own front door, entrance hallway, beautiful lounge on open plan with kitchen, two double bedrooms, one single room, bathroom with 3-piece suite and shower over bath. This newly renovated flat 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. Parking is available within the residents parking area. Early viewing is highly recommended

Roslin Place is located in an area that is well served by local shops and public transport facilities. It is ideally situated for Aberdeen University, North East Scotland College, Morrisons Supermarket and most parts of Aberdeen City are readily accessible by a variety of arterial routes with the City Centre itself being within relatively walking distance and accordingly a wide range of pubs, clubs, restaurants and leisure facilities are all close to hand. Aberdeen Beach, with its many sporting and recreational attractions, is also located nearby.

Landlord registration - pending  
Scottish Agent Open Register Number LARN1903067



Open House Aberdeen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	