

**Bothwell Road, Aberdeen, Aberdeen, AB24 5DE**

**£800 Per Month**

**Council Tax Band: D**



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

DELIGHTFUL CITY CENTRE two bedrooms flat on the second floor comprising of a secure entry system, own front door, entrance hallway, spacious bright lounge, kitchen, two double bedrooms, two storage cupboards, bathroom with 3-piece suite and shower over bath. This pleasant property has the benefit of UPVC double glazed windows, gas central heating, and a fully fitted and equipped kitchen. The 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. An exclusive residents parking area with security gate entrance adds further appeal to the property and early viewing is highly recommended

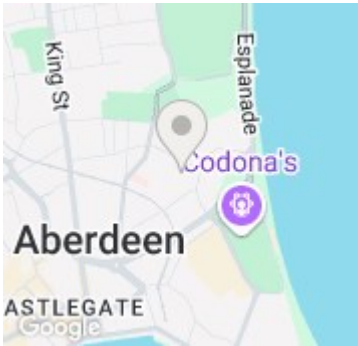
Bothwell Road is located to the east of Aberdeen city centre and is well placed for the beach with its many recreational and leisure facilities and delightful walks. It is ideally situated for the University Campus at Old Aberdeen, Aberdeen Sports Village and most parts of Aberdeen City are readily accessible 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. There is also a large retail park with an Asda supermarket and further quality retail units. Public transport is available on nearby King Street with links to most other areas of city.

Scottish Agent Open Register Number LARN1903067

No pets



Open House Aberdeen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>81</b>	<b>82</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		
Scotland		EU Directive 2002/91/EC 