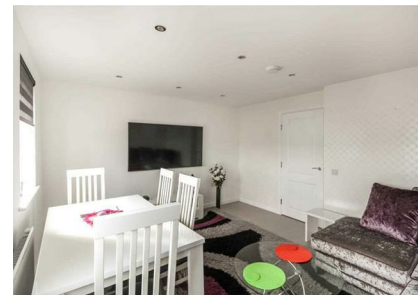


**Burnside Park, Dyce, Aberdeen, Aberdeen, AB21 7HB**

**£1,650 Per Month**

**Council Tax Band: E**



IMMACULATELY PRESENTED THREE BEDROOM TOWN HOUSE WITH INTEGRAL GARAGE.  
AVAILABLE IMMEDIATELY - FURNISHED!!!

This stunningly impressive and beautifully presented 3-bedroom town house is available immediately and would represent an excellent dwelling 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.

The accommodation comprises of a bedroom overlooking the garden and en-suite shower on the ground floor. On the first floor is the lounge, beautifully appointed fitted Kitchen and family bathroom and on the second floor are two further good-sized Bedrooms and a third bathroom

Externally, the property has a single integral garage as well as its own driveway with parking. The enclosed rear garden forms an ideal and safe playing area for children.

Dyce is a popular suburb of the city easily accessible by public transport to the city centre and beyond. The area is well served by Primary and Secondary Schools, shopping facilities including an Asda Superstore, Marks & Spencer, Co-operative Food, Tesco Express and is extremely convenient for the Airport and the oil related offices at Dyce and Bridge of Don with other various oil offices throughout the City being more readily assessable via the AWPR. There are recreational facilities including a community centre, swimming pool, library and squash club.

Scottish Agent Open Register Number LARN1903067  
Landlord Registration 500322/100/01062



Open House Aberdeen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>79</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		
<b>Scotland</b>	EU Directive 2002/91/EC	