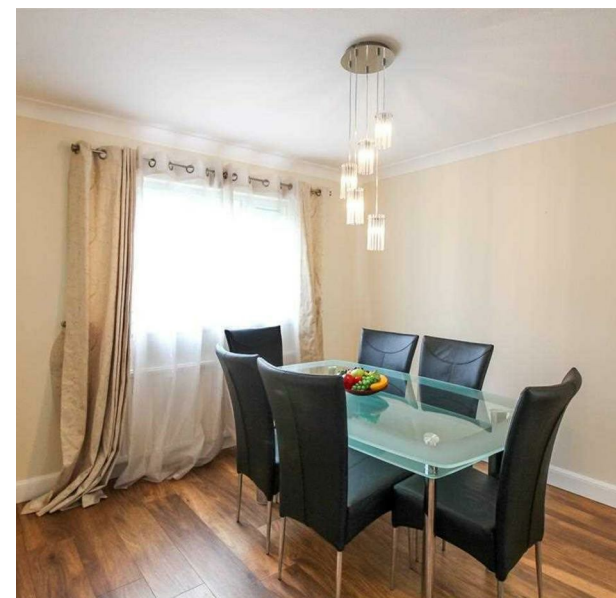


Collieston Way, Bridge Of Don, Aberdeen, Aberdeen, AB22 8SL

£1,500 Per Month

Council Tax Band: E



WELL PRESENTED FOUR SEMI-BEDROOM DETACHED HOUSE WITH GARAGE –AVAILABLE IMMEDIATELY

PART FURNISHED OR UNFURNISHED!!!

This impressive and nicely presented 4-bedroom semi-detached dwelling house is available immediately and would represent an excellent rent for the growing family. Early viewing is highly recommended.

The property is presented in neutral décor throughout. The accommodation comprises of a welcoming entrance vestibule which leads to the Lounge on open plan with the dining room, fitted Kitchen with a door leading to the garage and another door to the garden. Gas central heating, Double glazing.

On the first floor, there is the Master Bedroom, with en-suite bathroom, 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 rear garden forms an ideal and safe playing area for children.

Bridge of Don is a popular residential suburb which lies to the north of Aberdeen City Centre and has an excellent range of amenities of local shops and supermarkets including an Asda Superstore, Tesco superstore, everyday shops, primary and secondary schools and health centres. Leisure facilities include community centre with swimming pool, a state-of-the-art private fitness club in nearby Danestone, pleasant river walks at Brig o’ Balgownie and along the estuary at Bridge of Don. The area is convenient for access to Aberdeen International Airport, the oil-related offices at Bridge of Don and Dyce, with a public transport service operating to and from the city centre.

Council tax band E

Scottish Agent Open Register Number LARN1903067



Open House Aberdeen



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	