

Roslin Place, Aberdeen, Aberdeen, AB24 5BL

£800 Per Month

Council Tax Band: C



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

Newly renovated two bedrooms flat on the top floor comprising of a secure entry system, own front door, entrance hallway, spacious bright lounge, kitchen, two double bedrooms, storage cupboard, 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 kitchen.

The flat has just been renovated and affords the opportunity to move in with the minimum of inconvenience and offers a bright airy living environment.

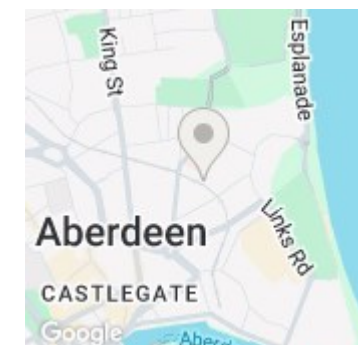
Parking is available within the residents parking area. Early viewing is highly recommended

Roslin Place is located close to Kings Street and 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 - 448932/100/05431  
 Scottish Agent Open Register Number LARN1903067



**Open House Aberdeen**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(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	