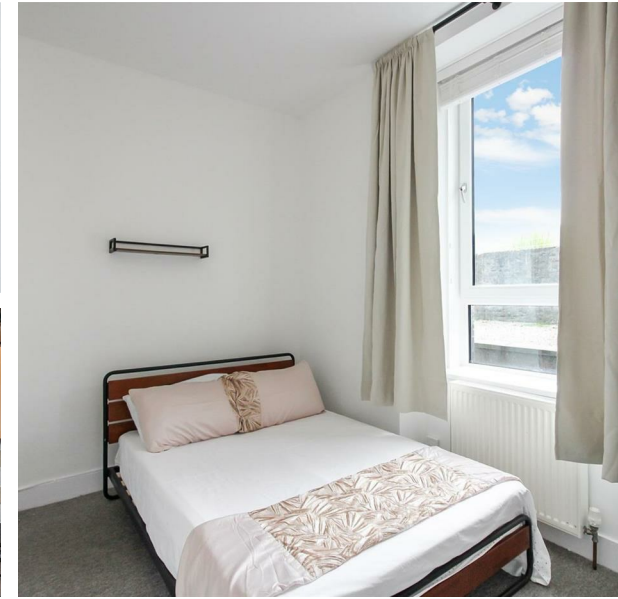


Flat 2, Portland Street, Aberdeen, AB11 6LJ

£550 Per Month

Council Tax Band: A



DELIGHTFUL CITY CENTRE one bedroom ground floor flat within a traditional tenement building, comprising of a secure entry system, own front door, entrance hallway, spacious bright lounge, kitchen, double bedroom and bathroom with 3 piece suite and shower. Double glazing, gas central heating and on street parking.

Ideal for a student or young professional. Early viewing is recommended.

Portland Street is perfectly located to enjoy the wealth of amenities available in the City Centre and Ferryhill area. The area has a choice of convenience shops, restaurants, bars and cafes and is within walking distance of the bus and railway stations and the city's shopping malls including Union Square with shops, restaurants and multi-screen cinema. In contrast, the beautiful Duthie Park with its wide open spaces and award winning Winter Gardens is also within easy distance from the property

Scottish Agent Open Register Number LARN1903067

Landlord Registration 1413693/100/07052



Open House Aberdeen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	