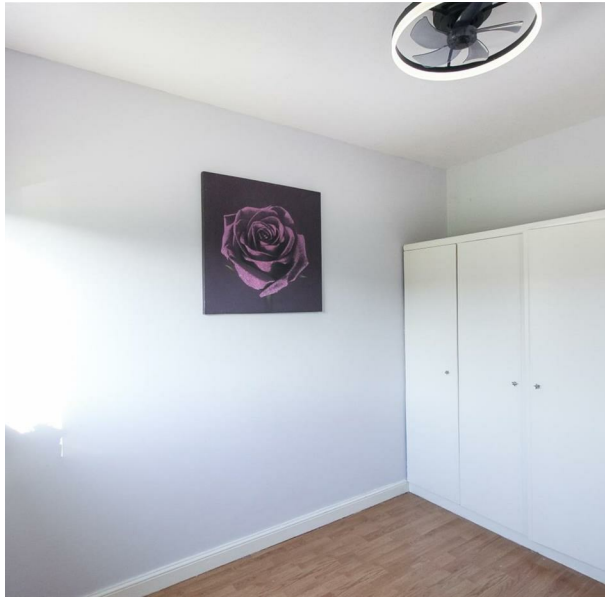


Auldearn Gardens, Aberdeen, AB12 5ND

£750 Per Month

Council Tax Band: B



BEAUTIFUL, WELL PRESENTED THREE BEDROOM PART FURNISHED FLAT – AVAILABLE IMMEDIATELY.

Well maintained three bedrooms flat on the first floor comprising of a secure entry system, own front door, entrance hallway, spacious bright lounge, kitchen, three bedrooms and bathroom with 3 piece suite and shower over bath. The property has the benefit of UPVC double glazed windows, gas central heating, and a fitted kitchen, with a pantry.

An ideal and excellent place for the young professional or growing family. Early viewing is highly recommended.

Externally, the property benefits from an exclusive cellar, accessed from the landing, providing additional storage. There is an on-street parking.

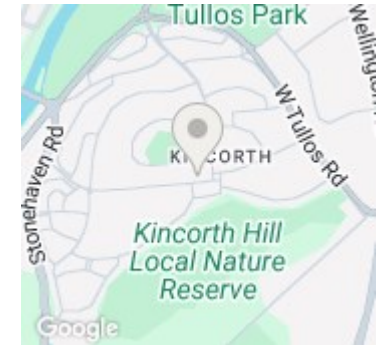
Kincorth is a well-established and popular residential area to the south of the city centre with easy commuting links and public transport readily available to all parts of the city. The area is well served by a wide range of amenities including schools, leisure facilities, community centre, library and local shops. Retail facilities and Superstore shopping are available at nearby Bridge of Dee, as is the Robert Gordon's University Campus at Garthdee, with the many attractions of Duthie Park and the banks of the River Dee also within relatively easy walking distance. The location is also extremely convenient for the oil related offices at Altens, Tullos and Portlethen on the south side of Aberdeen

Scottish Agent Registration Number - LARN1903067

Landlord Registration Number – In progress



Open House Aberdeen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	