

Craikleith Avenue, Portlethen, Aberdeen, Aberdeen, Aberdeenshire,  
AB12 4PH

£1,450 Per Month

Call 01224 555555



WELL PRESENTED FIVE BEDROOM DETACHED HOUSE WITH GARAGE –AVAILABLE IMMEDIATELY

UNFURNISHED!!!

This impressive and nicely presented 5-bedroom detached dwelling house is available immediately and would represent an excellent rent for the growing family. Early viewing is highly recommended.

The accommodation comprises of a welcoming hallway which leads to the lounge, dining room, beautifully appointed fitted Kitchen, utility room and cloakroom on the ground floor level. Gas central heating and Double glazing.

On the first floor, there is the Master Bedroom with an En suite shower room, a second bedroom with en-suite shower room as well, 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 large rear garden is mainly laid to lawn and forms an ideal and safe playing area for children.

Portlethen is a popular town approximately 10 minutes' drive south from Aberdeen City Centre. It boasts of a wide range of amenities including a health centre, village hall, swimming pool and 18 hole golf course, restaurants. The area is well served by local shops including an Asda 24-hour Superstore, Homebase, Argos and B&M. Located just off the A90, Portlethen is served with regular rail and bus links providing a quick route to and from Aberdeen. It is particularly convenient for the business parks at Altens, Tullos, and Badentoy. Both primary and secondary education are catered for in the town. The property is closely located to the newly built Aberdeen South Business Centre

Scottish Agent Open Register Number LARN1903067

Landlord Registration – 1583353/110/04052



Open House Aberdeen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>79</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	