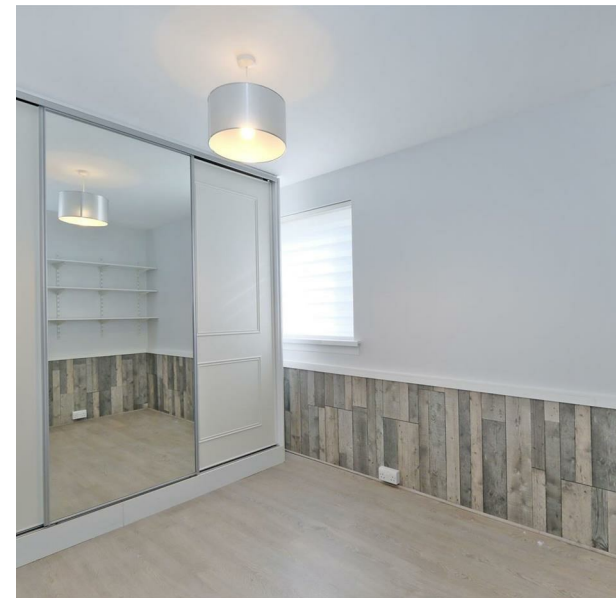


Cairnvale Terrace, Aberdeen, AB12 5PJ

£750 Per Month

Council Tax Band: B



Impressive and modern 2-bedroom flat with large garden within the quiet residential area of Kincorth. An ideal and excellent place for the young professional or growing family. Early viewing is highly recommended.

The property comprises of a secure entry system, own front door, entrance hallway, spacious bright lounge, kitchen, two double bedrooms and bathroom. This pleasant property has the benefit of UPVC double glazed windows, gas central heating, and a fully fitted and equipped kitchen.

The flat is of fresh decorative appearance and affords the opportunity to move in with the minimum of inconvenience and offers a bright airy living environment.

Externally, the property has ample garden laid to lawn. The enclosed rear garden forms an ideal and safe playing area for children. 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

No pets

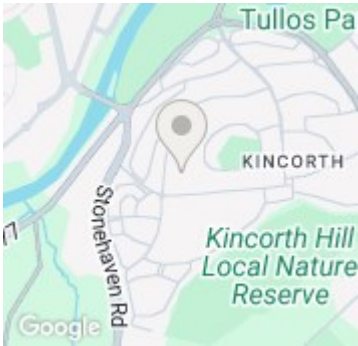
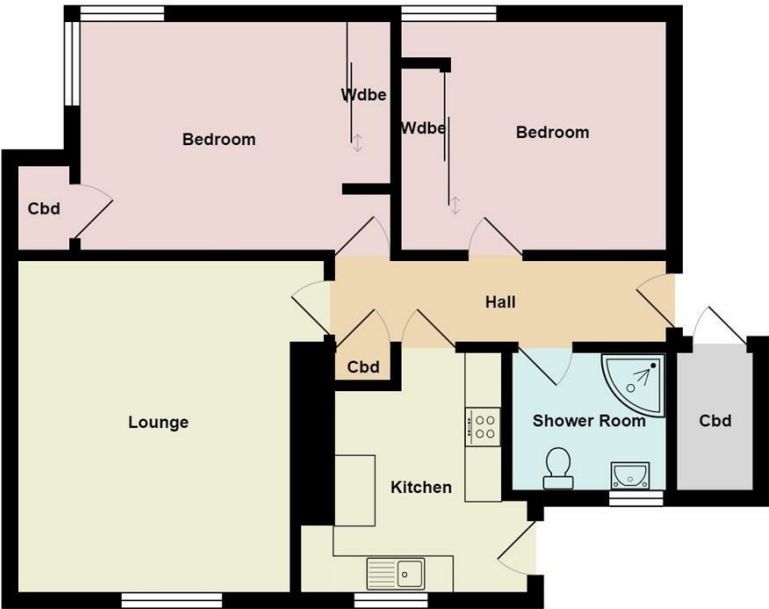
Scottish Agent Registration Number LARN1903067

Landlord Registration Number 526213/100/04072



Open House Aberdeen

2 Cairnvale Terrace



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	