

Well Brae, Portlethen, Aberdeen, AB12 4WX

£1,400 Per Month

Council Tax Band: F



WELL PRESENTED FOUR BEDROOM DETACHED HOUSE WITH GARAGE –AVAILABLE IMMEDIATELY UNFURNISHED!!!

This stunningly impressive and nicely presented 4-bedroom detached dwelling house is available immediately and would represent an excellent rent for the growing family. The property is finished to a high standard of specification. Early viewing is highly recommended.

The accommodation comprises of a welcoming hallway which leads to a Lounge, reception room, 3-piece shower room, beautifully appointed fitted Kitchen on open plan with dining area and Utility storage room on the ground floor level. Gas central heating and Double glazing.

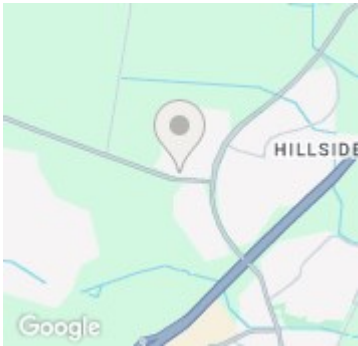
On the first floor, there is the Master Bedroom with an En suite shower room, a second bedroom with en-suite shower room as well, two further good sized Bedrooms and family Bathroom. Externally, the property has a single garage as well as its own driveway with parking. The enclosed large rear garden 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 1794025/110/11122



Open House Aberdeen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	