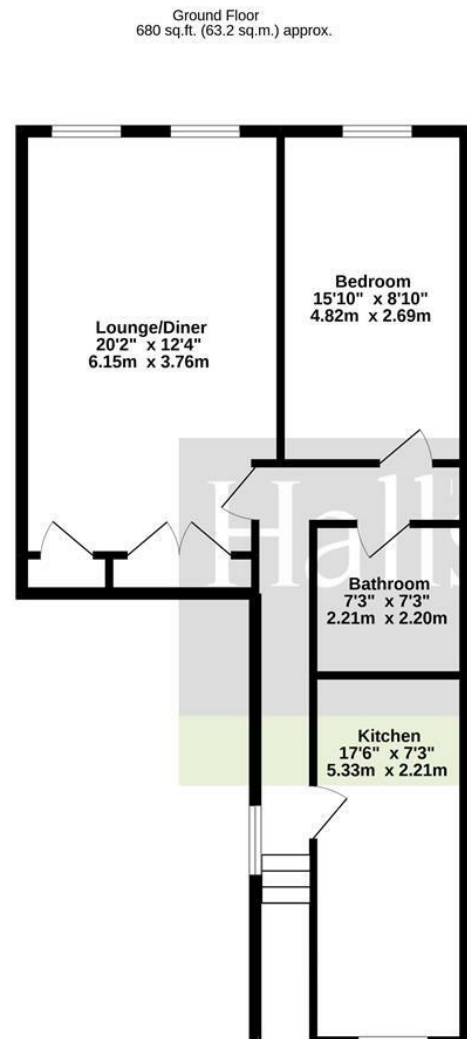
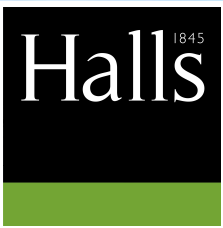


TO LET

8A Scotland Street, Ellesmere, Shropshire, SY12 0EG



TO LET

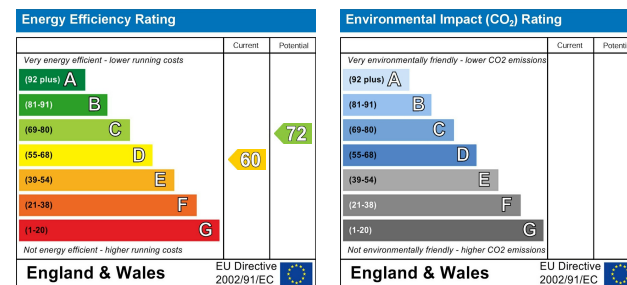
£650 Per Calendar Month

8A Scotland Street, Ellesmere, Shropshire, SY12 0EG

A well presented, one bedroom apartment conveniently situated within the heart of the sought after, North Shropshire town of Ellesmere.

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01691 622602

**Ellesmere Lettings**  
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
E: ellesmerelettings@hallsgb.com



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- One Bedroomed Flat
- Town Centre Location
- Close To Amenities
- Well Presented
- Deceptively Spacious
- Available Long Term

**DESCRIPTION**

Situated within the heart of Ellesmere and benefitting from close proximity to all local amenities, including a supermarket, restaurants, and a range of independent shops, whilst also being well located for access to the larger towns of Oswestry, Shrewsbury, and Wrexham.

The property is well presented throughout and comprises a modern kitchen, bathroom, spacious lounge, and double bedroom, as well as ample storage.

**KITCHEN**

7'3" x 17'6" (2.21 x 5.33)

**LIVING/DINING ROOM**

12'4" x 20'2" (3.76 x 6.15)

**BATHROOM**

8'10" x 15'10" (2.69 x 4.83)

**BEDROOM**

7'9" x 6'2" (2.36 x 1.89)

**HOLDING DEPOSIT**

A security deposit equal to five weeks' rent will be due to be held by the DPS.

**SERVICES**

We understand that the property has the benefit of mains water, electricity and drainage.

**LOCAL AUTHORITY**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

**COUNCIL TAX**

The property is in Band ' A ' on the Shropshire Council Register.

**CONDITIONS**

The property will be offered on an APT with longer term tenants preferred.

**VIEWING**

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.

