



123 SHAW CRESCENT ABERDEEN, AB25 3BU

£850 PER MONTH

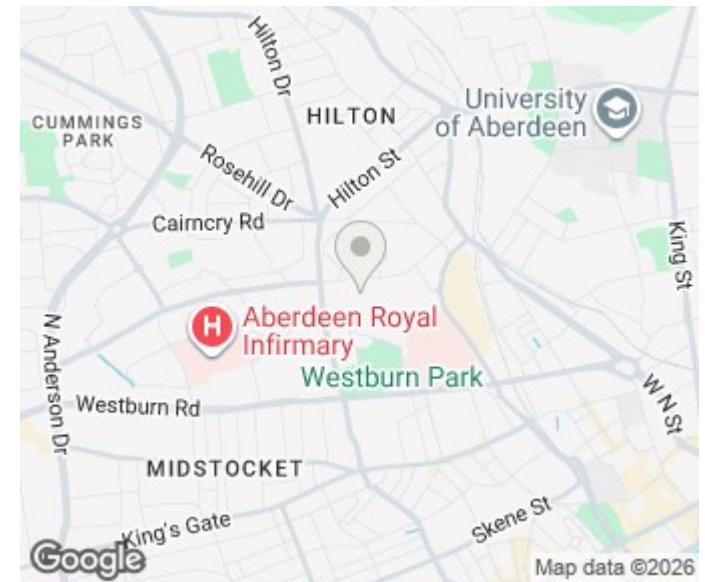
Welcome to this charming purpose-built flat located on Shaw Crescent in the vibrant city of Aberdeen.

As you enter, you will find a spacious reception room that is bathed in natural light, creating a warm and inviting atmosphere. The flat features two well-proportioned bedrooms, each equipped with built-in wardrobes, providing ample storage for your belongings. The dining area is perfect for enjoying meals with family and friends, while the well-appointed bathroom ensures convenience and comfort.

One of the standout features of this property is the large communal garden space, which offers a serene escape for relaxation or outdoor activities. Additionally, private residents parking is available, making it easy for you and your guests to come and go with ease.



ABERA LETTINGS
YOUR HOME, OUR PRIORITY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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