



18 ESSLEMONT AVENUE ABERDEEN, AB25 1SN

£895 PER MONTH

Nestled on the charming Esslemont Avenue in Aberdeen, this delightful purpose-built flat offers a perfect blend of comfort and convenience. This residence features two well-proportioned bedrooms, making it an ideal choice for professionals, couples, or small families seeking a welcoming home.

Upon entering, you are greeted by a spacious reception room that serves as the heart of the flat, providing an inviting space for relaxation and entertaining. The layout is thoughtfully designed to maximise natural light, creating a warm and airy atmosphere throughout. The flat also boasts a well-appointed bathroom, ensuring all your essential needs are met.

Its prime location on Esslemont Avenue places you within easy reach of local amenities, transport links, and the vibrant culture that Aberdeen has to offer.



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	74	80
(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: C

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

Aberdeen Office
TBC

info@aberalettings.com

