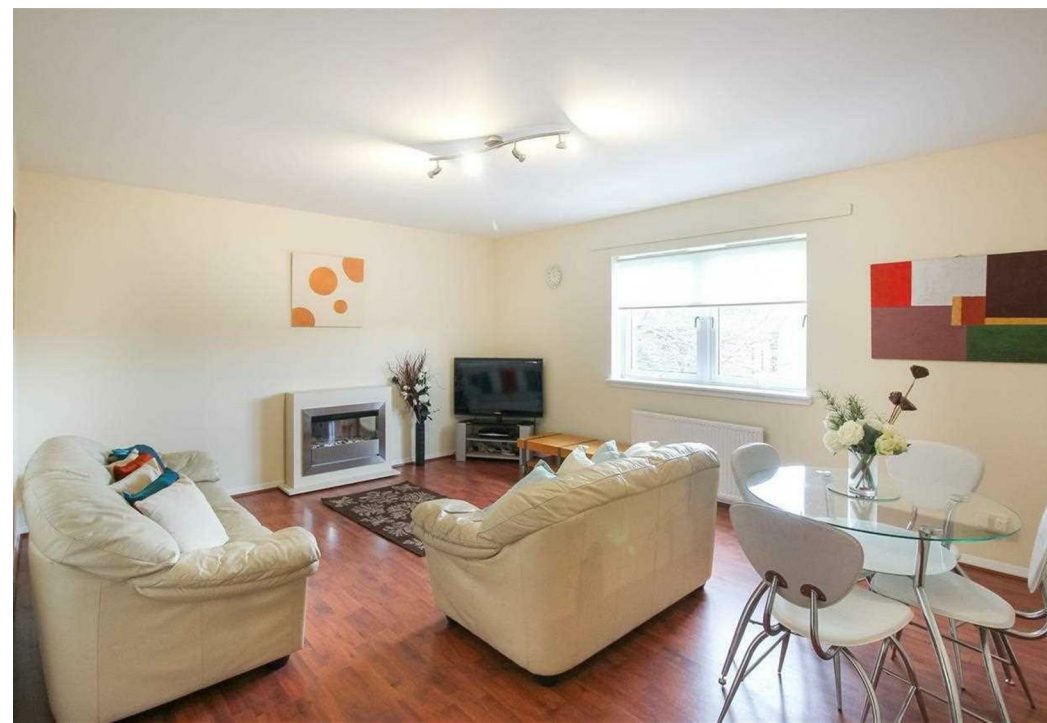
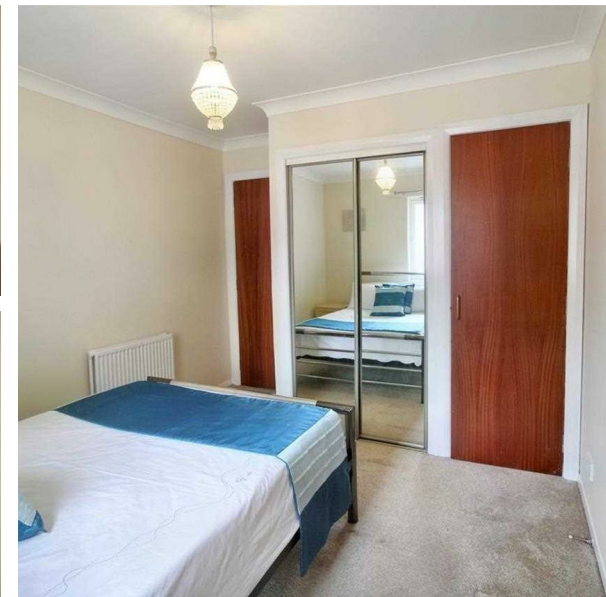


Margaret Place, Aberdeen, Aberdeen, AB10 7GB

£800 Per Month

Council Tax Band: D



BEAUTIFULLY PRESENTED TWO BEDROOMS FLAT –AVAILABLE IMMEDIATELY!!
FURNISHED

Impressive, nicely presented two bedroom first floor flat comprising of a secure entry system, own front door, entrance hallway, spacious bright lounge with dining area, kitchen, two double bedrooms and bathroom with 3 piece suite and shower over bath. Further benefits are double glazing and gas central heating. There is an exclusive parking space in the residents' car park

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. Early viewing is highly recommended.

Margaret Place is off Holburn Street, a very popular residential street situated in an enviable location in the heart of Aberdeen’s vibrant West End. The area enjoys a wide range of local shops and amenities and it’s located within walking distance of the shopping centre at Bridge of Dee with its superstores and the Robert Gordon’s Campus at Garthdee. Regular public transport is readily available to many parts of the city and Anderson Drive is close by, therefore giving easy access to the business centres to the north and south of the city, the hospital complex at Foresterhill and Aberdeen Airport. Lovely riverside walks along the Dee and Duthie Park with its renowned Winter Gardens are within walking distance.

Landlord registration number 1610424/100/24062
Scottish Agent Open Register Number LARN1903067



Open House Aberdeen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC