

Moir Drive, Aberdeen, Aberdeen, AB16 7NY

£675 Per Month

Council Tax Band: B



**BEAUTIFULLY PRESENTED TWO BEDROOMS FLAT –AVAILABLE IMMEDIATELY!! FURNISHED...**

Spacious furnished two bedroom ground floor flat comprising of a secure entry system, own front door, entrance hallway, lounge, kitchen, two double bedrooms, storage cupboard, bathroom

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. Further benefits are gas central heating and double glazing.

Moir Drive is located a short distance from Aberdeen Royal Infirmary a short distance away. Many local amenities including shops are close by. The industrial estates of Dyce, Bridge of Don are easily accessible by way of Anderson Drive. Regular public transport provides access to the city centre.

Scottish Agent Open Register Number LARN1903067

Landlord registration: 378743/100/30281



**Open House Aberdeen**



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 68                      | 75        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC |           |