

Candlemakers Lane, Aberdeen, AB25 1DF

£750 Per Month

Council Tax Band: D



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

DELIGHTFUL CITY CENTRE two bedrooms flat on the second floor comprising of a secure entry system, own front door, entrance hallway, spacious bright lounge, kitchen, two double bedrooms and bathroom with 3 piece suite and shower over bath. This pleasant property has the benefit of UPVC double glazed windows, electric central heating, and a fully fitted and equipped kitchen.

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.

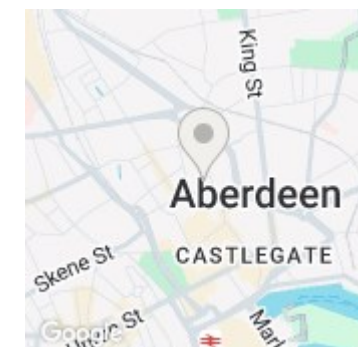
An exclusive residents parking area with security gate entrance adds further appeal to the property and early viewing is highly recommended

Candlemakers Lane is situated in the heart of the City Centre close to the Bon-Accord Centre and John Lewis Department Store. The location is ideal for North East College and also convenient for the Aberdeen and Robert Gordon University Campuses and the wide range of recreational and leisure facilities available within the City. There are excellent public transport facilities nearby which make any area of Aberdeen easily accessible from the property.

Scottish Agent Open Register Number LARN1903067  
Landlord Registration Number 101681/100/28380



**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>	75	78
(55-68) <b>D</b>		
(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	