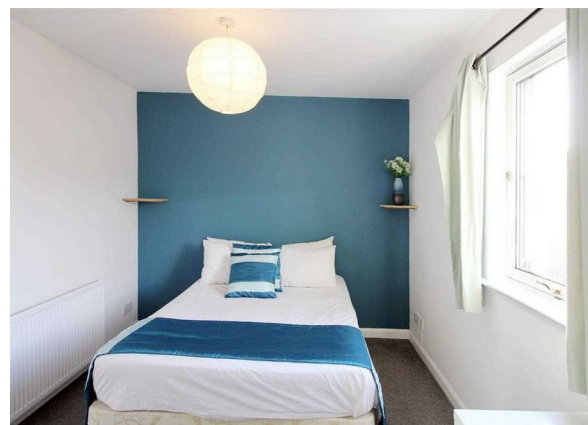
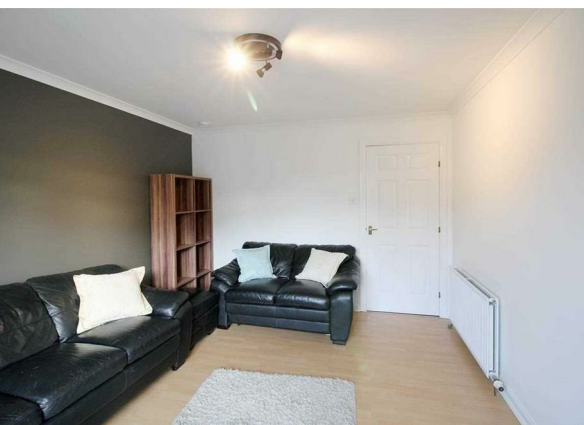
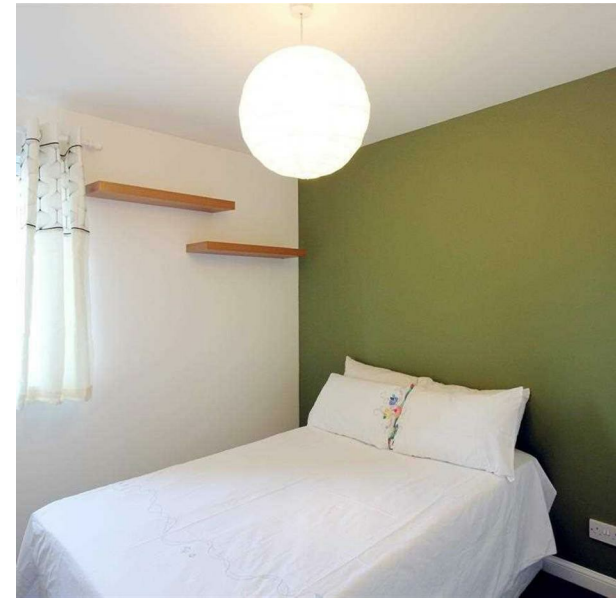


Sunnybank Road, Aberdeen, Aberdeen, Aberdeen, AB24 3NJ

£725 Per Month

Council Tax Band: C



BEAUTIFULLY PRESENTED TWO BEDROOMS FLAT –AVAILABLE FROM 12TH AUG!!  
FULLY FURNISHED

DELIGHTFUL CITY CENTRE two bedrooms first floor flat comprising of a secure entry system, own front door, entrance hallway, spacious bright lounge, kitchen, two double bedrooms, storage cupboard, bathroom with 3-piece suite and shower over bath. This pleasant property has the benefit of UPVC double glazed windows, gas 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 adds further appeal to the property and early viewing is highly recommended

Sunnybank Road is located within a short walk of University of Aberdeen and the City Centre. Primary and secondary schools are within walking distance. This property is located in an area close to an excellent range of shops and both Kittybrewster and Berryden Retail Parks and has a variety of nearby local shops to serve everyday needs. There are excellent public transport facilities nearby which make any area of Aberdeen easily accessible from the property. Excellent leisure facilities can be found at nearby Aberdeen Sport's Village and Aberdeen Beach.

Landlord registration number – 1503491/100/12112  
Scottish Agent Open Register Number LARN1903067

No Pets.....



Open House Aberdeen



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