3 Auchlunies House, Auchlunies Estate,

Blairs, Aberdeen, AB12 5YS

Rent P.M

£750

Under offer

3 1 1 EPC **G** Council Tax Band **TBC**

Contact Seller

By appointment only 01224 621300

Features Garage Unfurnished

Description

No 3 Auchlunies House is a stunning **unfurnished apartment,** being part of a converted mansion house, situated on the quiet Auchlunies Estate, approximately 6 miles west of Aberdeen. The property is within easy access of the South Deeside Road, making the City and the nearby towns of Stonehaven and Banchory all within easy reach.

With the exception of the porch and attic room the accommodation is all on the first floor. It consists of: porch/sunroom, spacious living room, three bedrooms, kitchen, bathroom and attic room. One of the bedrooms is currently used as a dining room. Outside there is a garage. The adjoining grounds are for the benefit of all the estate's tenants and are maintained by the Estate.

Council Tax The property is assessed as Band E for Council Tax purposes which is payable directly by the tenant to Aberdeenshire Council.

Viewing Arrangements Strictly by appointment only on 01224 621300.

Prospective tenants will be required to provide appropriate character and financial references to the satisfaction of the landlord. A copy of the draft lease may be inspected if required.

Directions Travelling from Aberdeen on the South Deeside Road (B9077) take the first turning on the left after the entrance to Ardoe House Hotel. Follow the road to the right and then to the left. Continue on this road until the private drive for Auchlunies House is reached. Proceed up the driveway to Auchlunies House, Flat 3 is on the first floor through the middle double doors as you approach the house.

Deposit A deposit of one month's rent will be required prior to the commencement of the tenancy to be held by a tenancy deposit scheme for the duration of the tenancy.

Terms of Let The property is offered for let unfurnished on a Private Residential Tenancy. In the interests of all tenants on the Estate, dogs are not permitted.

VAT All rents and other sums are quoted exclusive of any VAT that may be payable.

EPC Rating: G(09)

Landlord Registration Number: 08523/110/13520

View this property here

https://www.aspc.co.uk/search/property/354534/3-Auchlunies-House--Auchlunies-Estate/Aberdeen/

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