

41C, Mount Street,
Aberdeen, AB25 2QX

Rent P.M
£500

 **2**  **1**  **1**  EPC **D** Council Tax Band **C**



Contact Seller

07712 627770

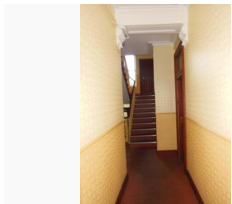
Contact Solicitor

Burnett Legal Services Ltd.
6 King's Gate
Aberdeen
AB15 4EJ

01224 648797

douglas@burnettlegalservices.co.uk

Landlord registration number:
370201/100/26341.



Features

Description

This well presented fully furnished **Two bedroom first floor flat** is situated within a popular residential location within a short walking distance of the city centre, Aberdeen university and Foresterhill Hospital complex. The flat is situated in a well maintained and factored building. The property benefits from gas central heating and double glazing. There is a gas cooker, washing machine and new fridge freezer. New beds and wardrobe.

The accommodation comprises:

Entrance: Well decorated entrance hallway and communal stairs.

Hall: Newly laid Kardean flooring. Smoke detector, security entry phone, brass/glass wall light.

Lounge: (13'4" x 5'9") (3.86m x 1.75m) Bright and spacious room with original stained varnished floor, large window to front, wooden venetian blind, arched alcoves and storage cupboards below, TV point.

Kitchen: (12'8" x 5'9")(3.86m x 1.75m) Newly decorated. Fully fitted with a range of floor and wall units with co-ordinated work surfaces, stainless steel sink, pine ceiling. 5 bulb halogen spotlight. Indesit cooker with gas hob and electric oven, washing machine and new fridge freezer.

Double Bedroom I: (13'3" x 9'5")(4.04m x 2.87m) Good sized double bedroom to front. New double wardrobe with mirror. Smoke detector.

Double Bedroom II: (12'9" x 11'5")(3.89m x 3.48m) Window seat with cupboard below. Arched alcove. Spotlights. Smoke detector.

Bathroom: With 3 piece white suite with traditional enamelled bath with Mira sport instant shower above and clear splash panel, part tiled, pine ceiling and two downlighters. Kardean flooring.

EPC Band: D

No smokers or Pets



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