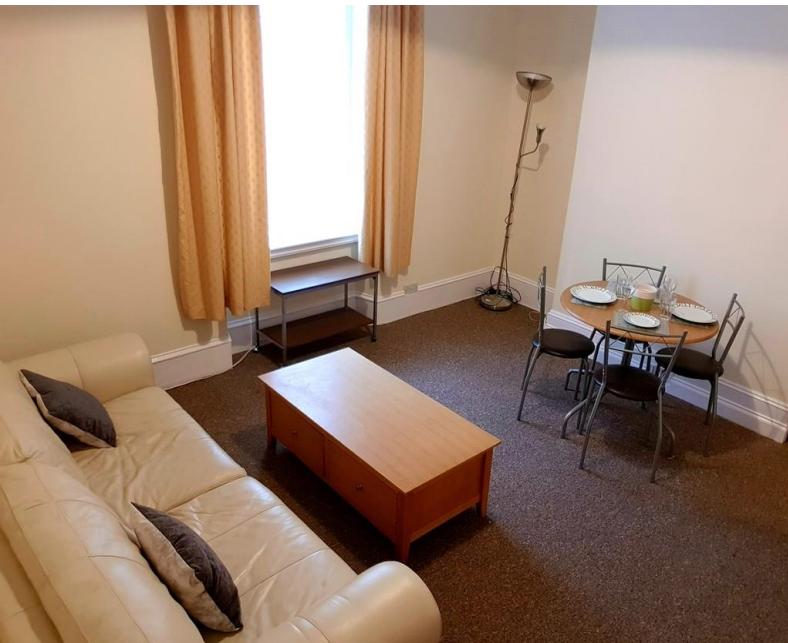


**TO LET**



**Esslemont Avenue**

**1 Bedroom, 1 Bathroom, Flat**

**£450 pcm**

  
**MARTIN&CO**



## Esslemont Avenue

Flat,  
1 bedroom, 1 bathroom

£450 pcm

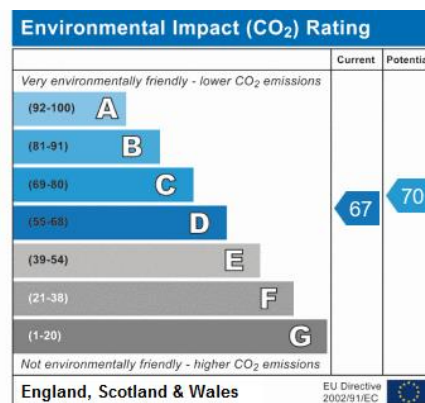
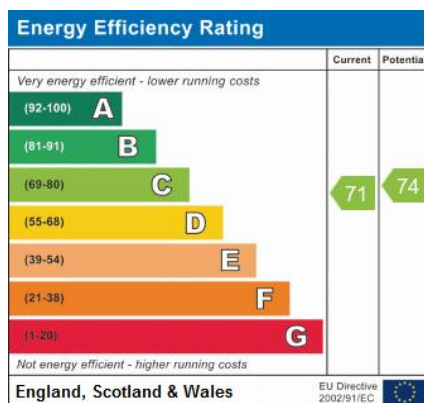
Date available: 22nd  
November 2019

Deposit: £450

Furnished

Council Tax band: A

- Gas Central Heating
- Kitchen
- Lounge
- Shower
- Security Door Entry System
- Washing Machine & Tumble Dryer
- Permit Parking available



EXCELLENT ESSLEMONT! We have to offer this spacious one bedroom ground floor flat which has recently been redecorated throughout. This property is situated close to the city centre in the sought after area of Rosemount.

The property comes fully furnished and benefits from neutral, fresh decor throughout. It has a very good sized lounge, modern kitchen with a range of wall and base units, spacious double bedroom with lots of storage and a bathroom with a white three piece suite. Also included are a washing machine, tumble dryer, gas central heating and permit parking is available

This property would be perfect for students, professionals or a couple.

## Aberdeen

123-125 Rosemount Place • • Aberdeen • AB25 2YH <http://www.martinco.com>

T: 01224 63 65 00 • E: [aberdeen@martinco.com](mailto:aberdeen@martinco.com)

01224 63 65 00



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

