

Nº53

BOTHWELL ROAD

CALL TO ARRANGE A VIEWING
T.01224 607608



£975 p/m

“Executive, tastefully furnished 2 bedroom apartment”

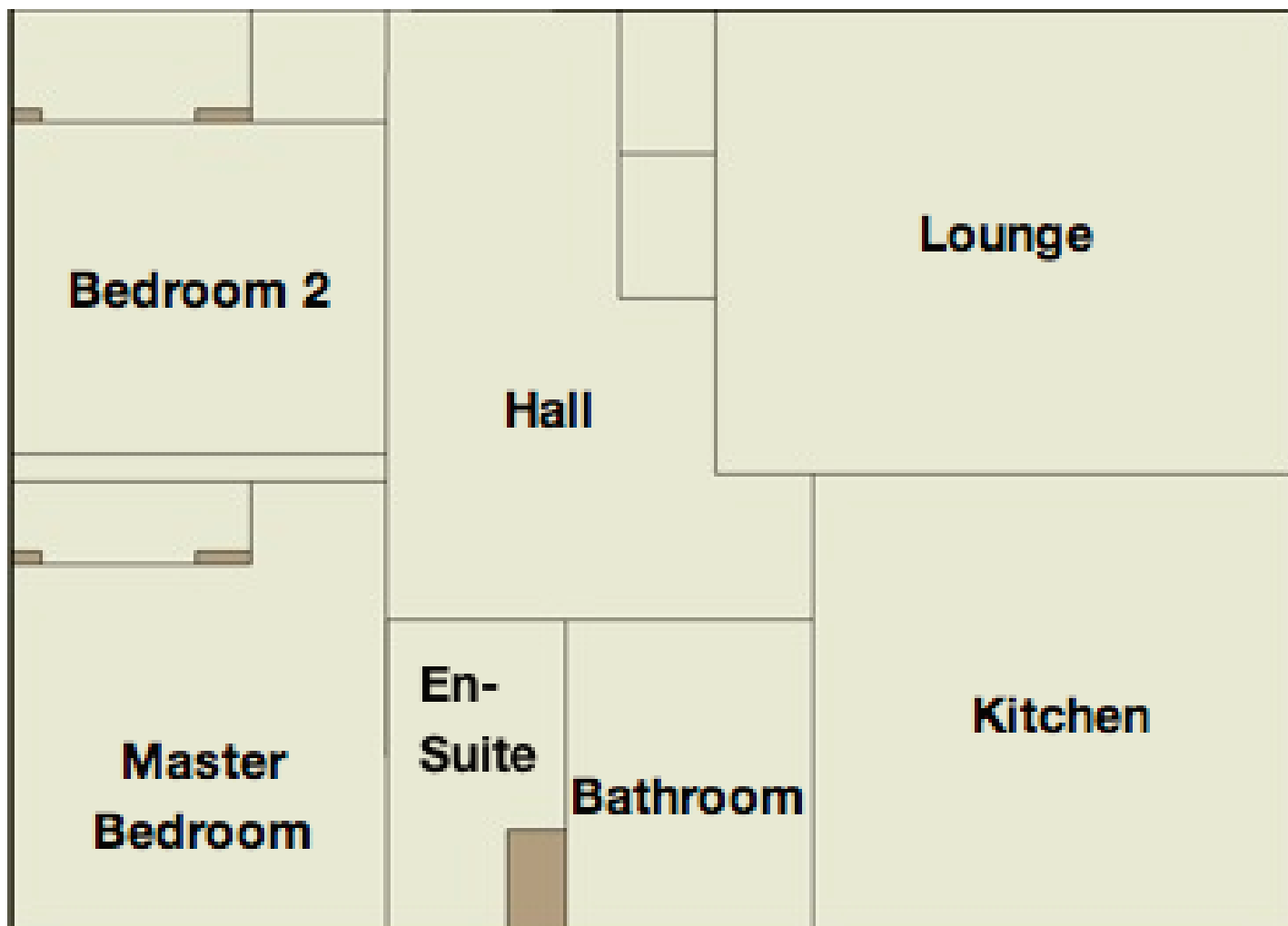
About

This two bedroom apartment is on the third floor of a modern development near Aberdeen beach. It is situated on a bright, airy landing area shared by two other apartments and is accessible by lift or staircase. Tenants have the use of a parking space with barrier entry and a locking bicycle store. There are a host of amenities within walking distance; two supermarkets, a cinema complex, golf courses, two leisure centres, a lovely two mile long sandy beach and lots of open space for those who enjoy fresh air and exercise.

Facilities

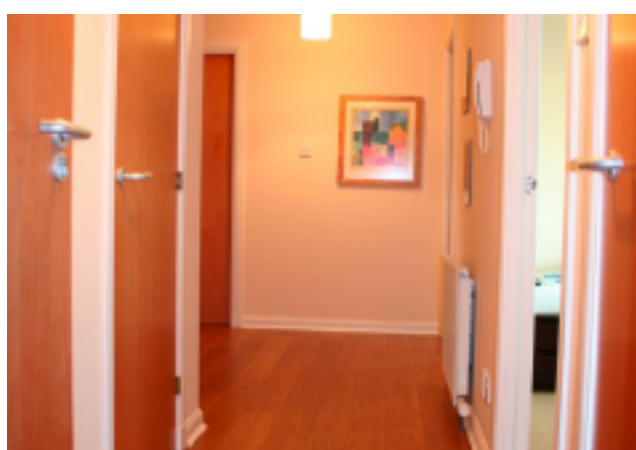
- Spacious
- 2 Double Bedrooms with fitted wardrobes (master bedroom with en-suite shower room)
- Modern Styling
- Secure Parking
- Lift Access to Front Door

Please view www.bothwellroad.co.uk and complete the tenant form at the bottom of the page. We will get in touch as soon as possible.



Hall 17'1" x 8'10" [at widest]

Entrance by a fire door, with security spy hole, which opens on to the large L-shaped hallway with modern laminate flooring. Off the hallway are three spacious cupboards; an airing cupboard which houses the hot water tank, a large storage cupboard with one high shelf and a second cupboard also with one high shelf. Also situated in the hallway are a radiator, door entry handset, smoke detector and telephone point.



Lounge 15'9" x 12'7" approx

This bright, spacious room has a double window which reaches almost from ceiling to floor. It boasts TV, radio, satellite and telephone points. The oak effect laminate flooring in the hallway is continued in this room which is furnished with two modern leather sofas, glass "Tokyo" coffee table and 32" LCD TV.



Kitchen 13'1" x 11'1" approx

The fully fitted kitchen with double windows has matching base and eye level units which house an integral fridge/freezer and dishwasher. It contains a stainless steel sink with single drainer and mixer taps, a stainless steel electric oven, gas hob and extractor hood. Also in the kitchen there is a combined washing machine/tumble dryer and a separate microwave oven/grill. An elegant, extendible glass dining table and four high-back leather chairs complete this very pleasing room.



Bedroom 1 12'3" x 10'2" approx

A double bedroom with double window reaching almost from ceiling to floor, radiator and large built-in double wardrobe with mirrored doors. Telephone and TV points.



En suite, 8'6" x 4'2" approx

Comprises of a fully tiled shower cubicle, radiator, back to wall WC and wash basin both built into integrated storage units.

Bedroom 2 11'10" x 10'2" approx

A further good sized double bedroom with radiator, double window and large built-in double wardrobe with mirrored doors.



Bathroom 8'6" x 6'7" approx

A spacious bathroom comprising radiator, white bath with shower above and back to wall WC and wash basin both built into full wall length integrated storage units

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Directions

Travelling east along Union Street proceed onto King Street and at the first set of traffic lights turn right onto East North Street. Proceed straight across the first roundabout onto the Beach Boulevard turning left at the junction with the Patio Hotel. Take the first left on to Constitution Street (at Satrosphere), and Bothwell Road is the first on the right.



Viewing

Please view www.bothwellroad.co.uk and complete the tenant form at the bottom of the page. We will get in touch as soon as possible.

Once you have completed the form, you can follow up by calling on:

T. 01224 607608

or by email

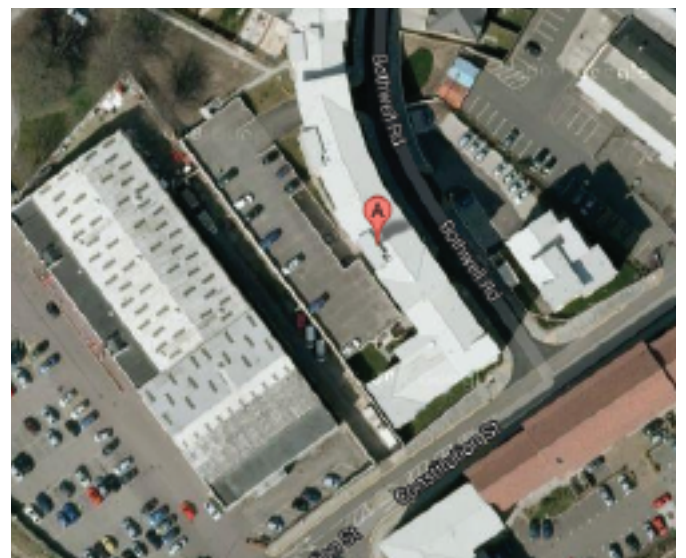
E. 53@bothwellroad.co.uk

Leasing

The minimum lease agreement for this property is 1 year. We politely request that only applicants who meet the following criteria apply:

- No pets
- Non-smoker
- Full-time employment
- References available

Thank you for your interest.



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