

Margaret Duffus Leasing



THE PERSONAL PROPERTY SERVICE

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Albury Mansions, Aberdeen, AB11



Newly re-furnished with brand new furnishings throughout, we are pleased to present this 2nd floor flat in a private, gated development in the heart of Ferryhill, only 10 minutes walk to the city centre and 5 minutes drive to the train station. Neutrally decorated throughout with a modern kitchen and ensuite shower room, the flat benefits from double glazing, gas central heating, private parking space and well maintained block and communal areas by

Available For Rent

£795.00 Per Calendar Month

Fully Furnished

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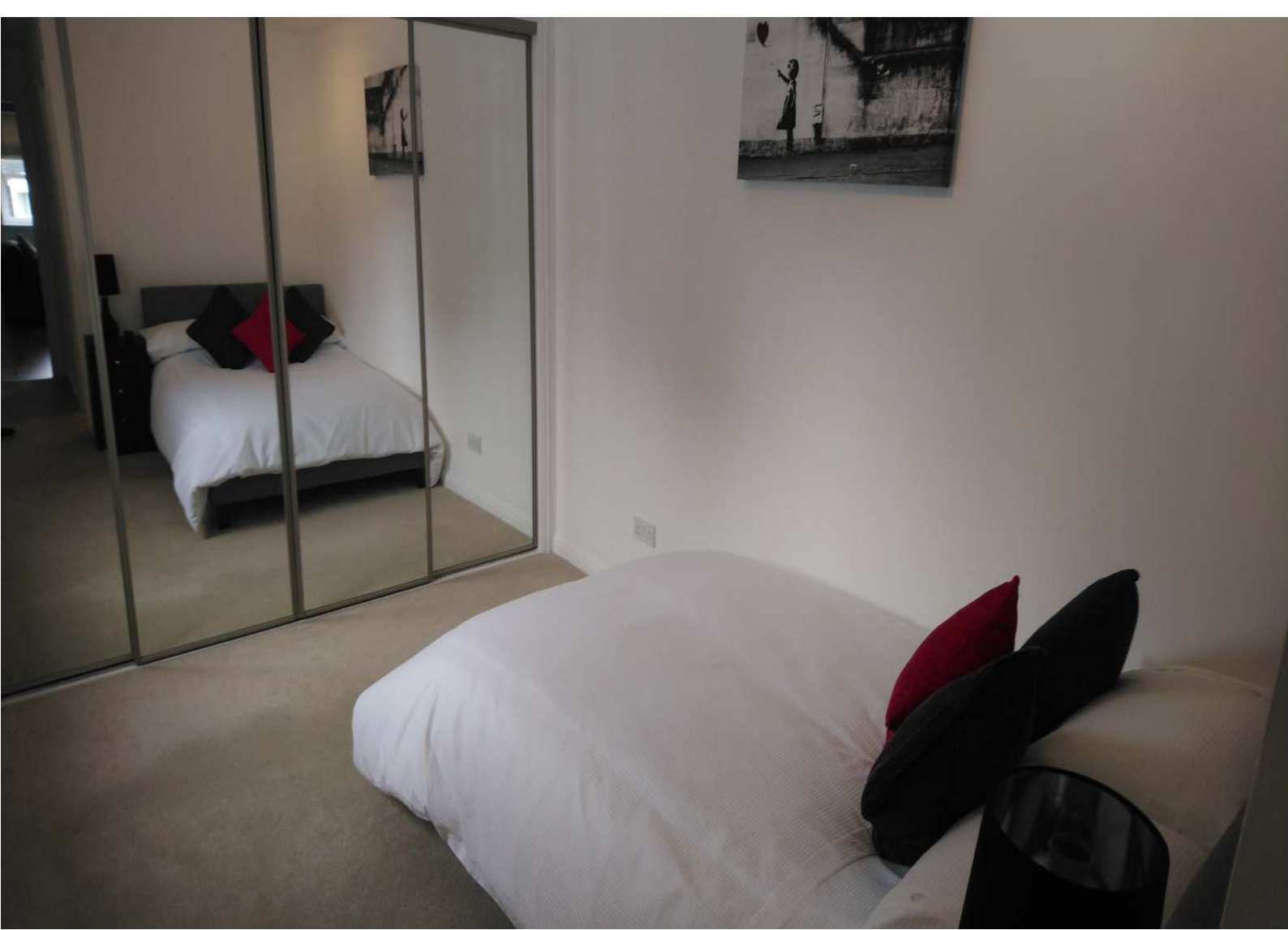


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Accommodation; ENTRANCE HALLWAY with laminate floor, security entry phone and large storage cupboard; bright and spacious LOUNGE with laminate floor and kitchen off; DINING KITCHEN with light





Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			Very energy efficient - lower running costs
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C	76	82	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not environmentally friendly - higher CO ₂ emissions			Not energy efficient - higher running costs
EU Directive 2002/91/EC			EU Directive 2002/91/EC

All viewings are strictly by appointment or by e-mail.

Please be advised that any information supplied by the agent is given without any warranty and all negotiations are on a subject to contract basis until a tenancy agreement has been engrossed. Satisfactory references are always required before a tenancy agreement is signed. In addition to the rental and security deposit there is a charge for the tenancy agreement and an Inventory/Check-in procedure.

These particulars or any other media, printed or downloaded, do not form part of any contract and must not be relied upon. All measurements mentioned within the particulars are approximate and are given as a guide only.