



Aberdeen Property Leasing



118 Bon Accord Street Ground Floor Aberdeen AB11 6TS



Traditiional THREE BEDROOM GROUND FLOOR flat with HMO Licence in the Ferryhill area, close to city centre.

Hall, Spacious Lounge with Area for Dining, Kitchen, 3 Double Bedrooms, Bathroom with

Available For Rent

Available: 04/05/2023

£750.00 Per Calender Month

Fully Furnished



118 Bon Accord Street Ground Floor Aberdeen AB11 6TS



Lounge Dining



Kitchen

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Traditional THREE BEDROOM GROUND FLOOR flat with HMO Licence in the Ferryhill area, close to city centre.

Hall, Spacious Lounge with Area for Dining, Kitchen, 3 Double Bedrooms, Bathroom with Shower over the bath.

FULLY FURNISHED, Gas Central Heating, Double Glazing, Shared Rear Garden, Council Tax - Band C
06119/100/16370



Bedroom



Bedroom

Awaiting Photograph



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.

Aberdeen Property Leasing

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We list our properties on all of the following leading web sites . . .



Energy Performance Certificate (EPC)

Scotland

Dwellings

118 BON-ACCORD STREET, ABERDEEN, AB11 6TS

Dwelling type: Ground-floor maisonette
Date of assessment: 22 October 2019
Date of certificate: 25 October 2019
Total floor area: 98 m²
Primary Energy Indicator: 527 kWh/m²/year

Reference number: 2729-1913-0200-7251-3900
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Stroma
Main heating and fuel: Boiler and radiators, mains gas

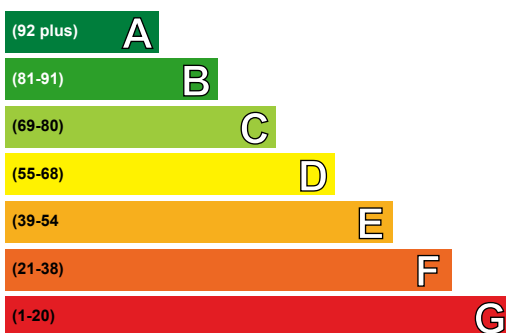
You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£5,721	See your recommendations report for more information
Over 3 years you could save*	£2,706	

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
37	66

Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band F (37)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
31	61

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band F (31)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£2106.00
2 Floor insulation (suspended floor)	£800 - £1,200	£264.00
3 Heating controls (room thermostat)	£350 - £450	£132.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE