



Aberdeen Property Leasing



23 Thistle Street Flat 4 Aberdeen AB10 1UY



Second Floor Flat very close to Union Street. The flat has laminate flooring throughout and has been refurbished to a high standard.

Accommodation:

Available For Rent

Available: 01/10/2023

£500.00 Per Calender Month

Fully Furnished

23 Thistle Street Flat 4 Aberdeen AB10 1UY



Lounge



Lounge decor

23 Thistle Street Flat 4 Aberdeen AB10 1UY

Second Floor Flat very close to Union Street. The flat has laminate flooring throughout and has been refurbished to a high standard.

Accommodation:

Hall with Storage Cupboard, Large Lounge, Dining Kitchen, Shower Room, Double bedroom with Fitted Wardrobe, Large Single Bedroom,

Features:



Kitchen

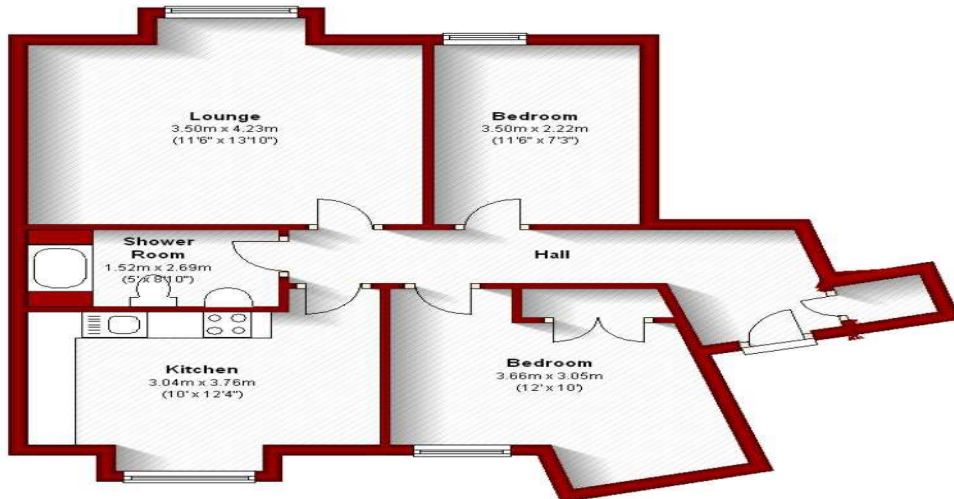


Kitchen alt

**23 Thistle Street, Flat 4
2nd Floor
Aberdeen**

Ground Floor

Approx. 57.9 sq. metres (623.5 sq. feet)



Total area: approx. 57.9 sq. metres (623.5 sq. feet)

The above particulars are for guidance only, no liability for any errors or omissions will be accepted by Aberdeen Property Leasing Ltd.



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

Telephone: 01224 635355

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



Energy Performance Certificate (EPC)

Scotland

Dwellings

FLAT 4 , 23 THISTLE STREET, ABERDEEN, AB10 1UY

Dwelling type: Top-floor flat
Date of assessment: 08 May 2019
Date of certificate: 16 May 2019
Total floor area: 59 m²
Primary Energy Indicator: 505 kWh/m²/year

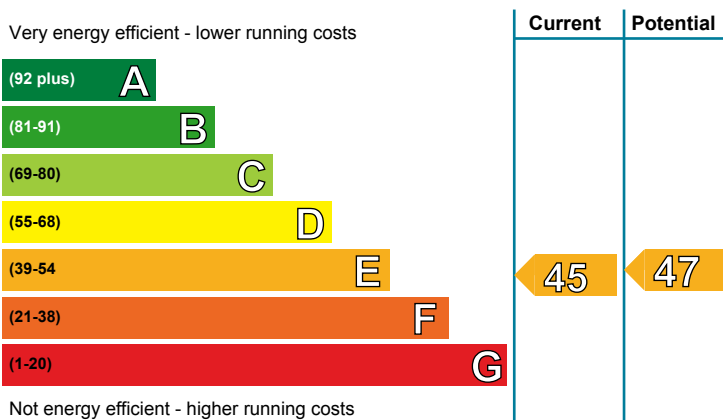
Reference number: 0180-2418-2050-9901-8035
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Stroma
Main heating and fuel: Boiler and radiators, electric

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*	£4,110	See your recommendations report for more information
Over 3 years you could save*	£171	

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

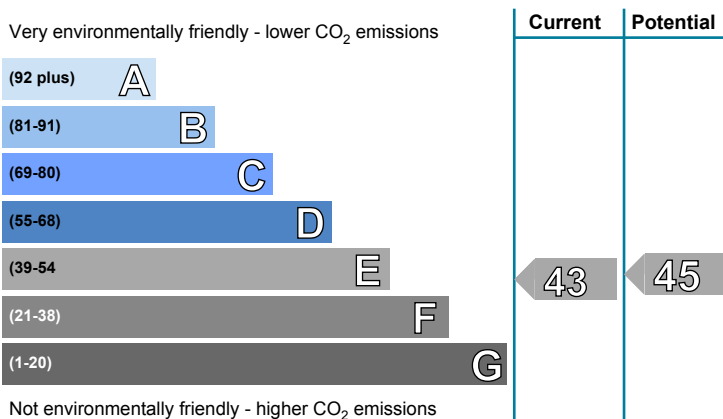


Energy Efficiency Rating

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 E (45)**. 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.



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 E (43)**. 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 Low energy lighting	£60	£72.00
2 Heat recovery system for mixer showers	£585 - £725	£99.00

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