



FOR LEASE

Executive 2 Bedroom Apartment

53 Bothwell Road
Aberdeen
AB24 5DD

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£975 p/m

“New, fully furnished and equipped executive 2 bedroom apartment”

This two bedroom apartment is on the third floor of a new 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, several 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.

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.

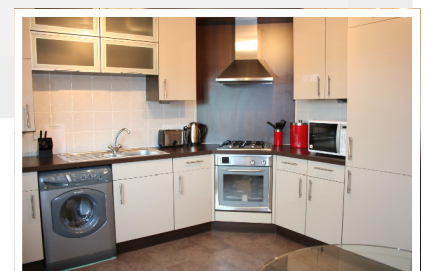
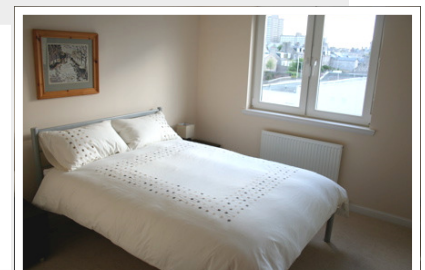
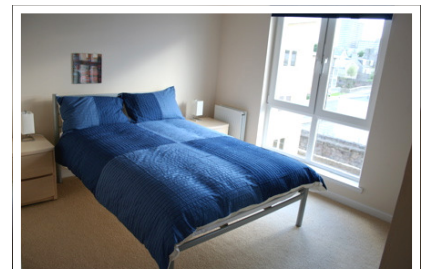
Lounge 15'9" x 12'7" approx
This bright, spacious room has a double window which reaches almost from ceiling to floor. It boasts TV, radio, satellite and telephone points. The smart laminate flooring in the hallway is continued in this room which is furnished with two modern leather sofas, glass "Tokyo" 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. A round glass dining table and four 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 white 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.

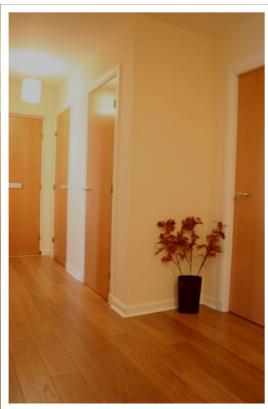
Bathroom 8'6" x 6'7" approx
A spacious bathroom comprising radiator, white bath with shower above and back to wall WC and wash basin both built into full wall length integrated storage units.



*“Exquisitely furnished,
and so many local
amenities ...”*



£975 p/m



Communal Areas

The internal landing, lift and staircase areas along with the external landscaped grounds and car parks are to be maintained by factors.

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. Continue until at the lights at the Transition Extreme climbing centre. Turn left on to Urquhart Road, then next left is Bothwell Road.

Viewing

Please contact us on 01224 676452 or 07879 411100, or feel free to email 53@bothwellroad.co.uk to arrange a viewing.

