



# Caledonian Place

## GFL

### AB11 6TR

- Furnished Property
- Gas C/H
- Permit Parking Available
- 1 Bedroom
- 1 Reception
- 1 Bathroom

- . Stunning, 1 Bed flat in Ferryhill area
- . The flat and the communal areas are in Fantastic condition
- . factored building
- . Communal areas are cleaned weekly
- . Fully furnished, GCH
- . Viewing a must to appreciate

We are delighted to offer for lease this superb 1 bed city flat in great condition on a fully furnished basis and ready to move into. Viewing is a must to appreciate the quality of this luxury flat. The décor throughout is of a very high standard and is in immaculate condition.

The lounge is a great size and is on open plan with the kitchen. There is a large bay window which makes for a very bright room. There is a feature fireplace with a gas coal effect fire complimented with a gloss black hearth and a dark stained wooden surround. There is a recessed area with a cupboard and attractive features such as an ornate light fitting, mirror and contemporary artwork. There are two stylish black sofas and a wooden dining table and matching chairs.

The kitchen area has a good number of quality base and wall units with a four ring burner and oven. This is a well equipped kitchen with fridge, microwave, washing machine, toaster and kettle.

The bedroom is a good size and contains a double bed and fresh bedding and has been furnished to a very high standard. There is a wardrobe and blinds and curtains and this room overlooks the garden at the rear and is very peaceful.

The shower-room is in superb condition and there is a blue theme throughout. There are three useful shelves and extensive tiling.

The hallway is in great condition and benefits from a lot of storage cupboard space.

This traditional granite tenement is also in great condition and the hallway and communal areas are factored and are cleaned once a week. The communal entrance hallway is very attractively decorated with rusty orange coloured floor tiles and stained wooden doors and skirtings and a gold patterned wall paper.

The accommodation comprises: bedroom; great sized lounge and open plan kitchen; Shower-room. Double glazing. Gas Central Heating. Security entry system.

EPC: D

COUNCIL TAX BAND: B

LANDLORD REG: 24406710021571

UK BASED GUARANTOR MAY BE REQUIRED

PHOTOS ARE FOR ILLUSTRATIVE PURPOSES ONLY, THE CONTENTS AND CONDITION MAY DIFFER

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Price: £450 pcm

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