

From mountain to sea

**PRIVATE RENTED SECTOR**  
**ADVERTISING ABERDEENSHIRE**  
**PROPERTY FOR RENT**

**104A Charlotte Street**

**Fraserburgh**

**Aberdeenshire, AB43 9LS**

**1 Bed Ground Floor Furnished Flat**

**Monthly Rent - £475**

**Deposit required - £475**



# Property Schedule

Description	
<p>The property for rent is a one bedroom, ground floor furnished flat. Access is via a gated shared archway. There is a large front facing lounge from which the kitchen is accessed. The fully fitted kitchen has a washing machine, fridge and separate freezer, oven with hob and extractor fan above. The bathroom comprises of a three-piece suite with bath with electric shower above. The bedroom is to the rear of the property and has a fitted wardrobe and furniture including a double bed can be provided. The property also</p>	
Monthly Cost	Energy Performance Rating
<p>benefits from a shared drying green and sitting area to the rear, one allocated parking space and electric heating.</p>	
Landlord Registration Number	Pets Allowed
<p>£475 rent per month. Tenant to be responsible for payment of Council Tax and all utility bills.</p>	<p>EPC = C (74)</p>
Council Tax Band	No
<p>514707/110/22122</p>	Parking Arrangements
Heating Type	Garden/Factoring Arrangements
<p>Band A</p>	<p>One parking space allocated to property</p>
<p>Electric Heating System (Prepayment Meter)</p>	<p>Shared seating and drying area mainly laid to lawn in rear garden with wooden picnic style bench and rotary dryer.</p>

## Applications

Applications should be made directly to the individual or agency detailed in the advert and **not directed to Aberdeenshire Council**. Applications will be assessed by the landlord or agency and the selection of the landlord or agency is final.

The information in this schedule regarding the specific property has been supplied by the owner and whilst every care has been taken in the preparation of this schedule the information is believed to be correct.

**Lounge**



**Kitchen**



**Bathroom**



**Bedroom**



**Garden**



## Garden





## Viewing/Enquiries

Stewart & Watson Fraserburgh Office on 01346 514443

Email [Fraserburgh.property@stewartwatson.co.uk](mailto:Fraserburgh.property@stewartwatson.co.uk) [www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)

Location
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## Further Information

For further information please contact:

01467 530577
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[Businessperformanceanddevelopment@aberdeenshire.gov.uk](mailto:Businessperformanceanddevelopment@aberdeenshire.gov.uk)