

From mountain to sea

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



**Southview**

**47 Gellymill Street**

**Banff**

**AB44 1UX**

**3 Bedroom Property over 3  
Floors**

**Monthly Rent - £1000**

**Deposit - £1000**

**Ready Late**

**October/November**

## Property Schedule

### Description

Southview, 47 Gellymill Street, MacDuff, is a 3 bed property (2 double, 1 with ensuite, and 1 single) over 3 floors and includes the bonus feature of a sauna in the basement. The property is fully furnished and benefits from gas central heating throughout. The kitchen includes a new fridge/freezer, dishwasher, double range cooker with a gas hob and electric oven. There is a rear garden with a grassy area.

### Monthly Cost

£1000.00 (Deposit £1000)

### Energy Performance Rating (EPC)

D

### Landlord Registration Number

1781828/110/19052 & 1781829/110/19052

### Pets Allowed

No

### Council Tax Band

D

### Parking Arrangements

On Road Parking

### Heating Type

Gas Central Heating

### Garden/Factoring Arrangements

N/A

### 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.

### Disclaimer

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.

Living Room



Kitchen



Hallway



Ground Floor WC



**Bedroom 1**



**Single Bedroom**



**Ensuite Bathroom (off Bedroom 1)**



**Bathroom (1st Floor)**



**Bedroom 2**



**Bedroom 2**



Balcony



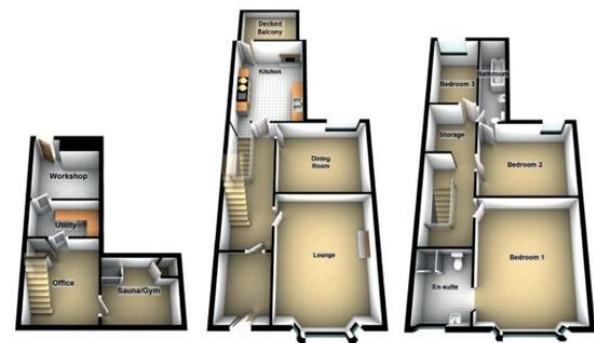
Rear of the Property



Front of the Property



Layout of House (with room dimensions)



Approximate Dimensions  
(Taken from the widest point)

Lounge	5.00m (16'5") x 4.10m (13'5")
Kitchen	4.60m (15'1") x 3.40m (11'2")
Dining Room	4.10m (13'5") x 3.30m (10'10")
Bedroom 1	5.10m (16'9") x 4.10m (13'5")
En-suite	2.70m (8'10") x 2.10m (6'11")
Bedroom 2	4.10m (13'5") x 3.30m (10'10")
Bedroom 3	4.10m (13'5") x 3.30m (10'10")
Bathroom	3.50m (11'6") x 2.00m (6'7")
Utility	4.50m (14'9") x 1.20m (3'11")
Sauna/Gym	2.90m (9'6") x 1.60m (5'3")
Office	3.00m (9'10") x 2.60m (8'6")
Workshop	3.40m (11'2") x 2.90m (9'6")

Gross internal floor area (m<sup>2</sup>) - 133m<sup>2</sup>

EPC Rating - D

Extras  
(Included in the sale)

All fitted floor coverings, blinds, curtains and light fittings are included in the sale.

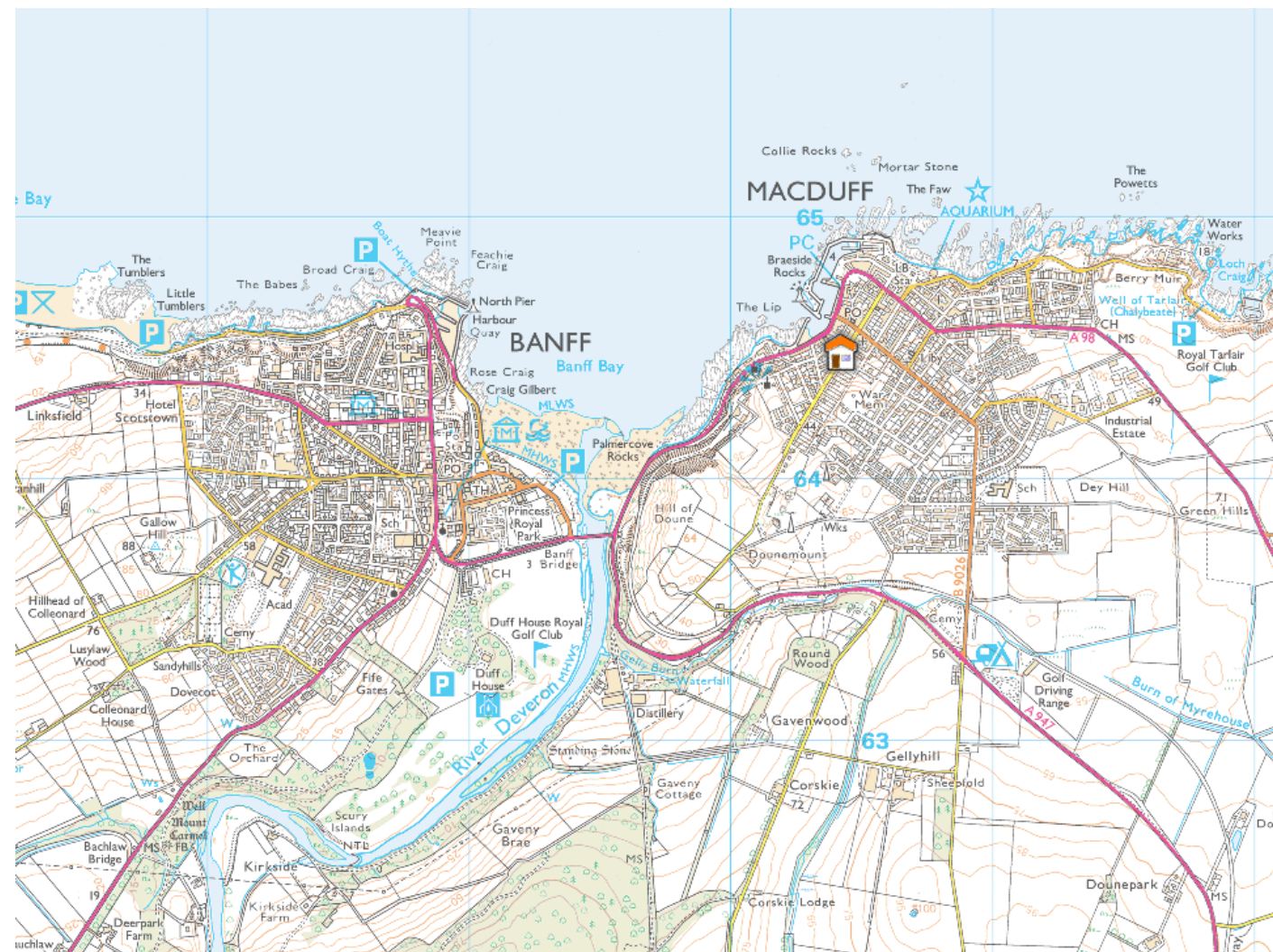


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## Location



## Further Information

For further information please contact:

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