

From mountain to sea

PRIVATE RENTED SECTOR

ADVERTISING ABERDEENSHIRE

PROPERTY FOR RENT

20 James Street

Macduff

AB44 1NP

2 Bed Ground Floor Flat (4 in a block)

Monthly Rent - £570.00

Deposit required £570.00



Property Schedule

Description

The property for rent is a two-bedroom ground floor flat in a block of 4, within easy walking distance to all amenities. The property has recently been renovated and is being let unfurnished. The property is carpeted throughout, and new linoleum has been laid in the newly renovated kitchen and bathroom. The property recently had new gas central heating installed. The washing machine, cooker, and fridge in the kitchen will remain. There is a new drying whirly in the garden. There are two ways to access the property. From James Street there is approximately ten steps from street level to the front door, or there is a level access path from Tocher Street, for the less mobile. When inside the property it is all on one level with a shower room, and may be suitable for people who are ambulant disabled

Monthly Cost

£570.00

Energy Performance Rating (EPC)

C

Landlord Registration Number

623926/110/16111 and 149176/110/20102

Pets Allowed

No

Council Tax Band

A

Parking Arrangements

On Street Parking

Heating Type

Gas Central Heating

Garden/Factoring Arrangements

Landlord will provide one-off garden tidy at the start of the tenancy then the garden will become the responsibility of the tenant.

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.

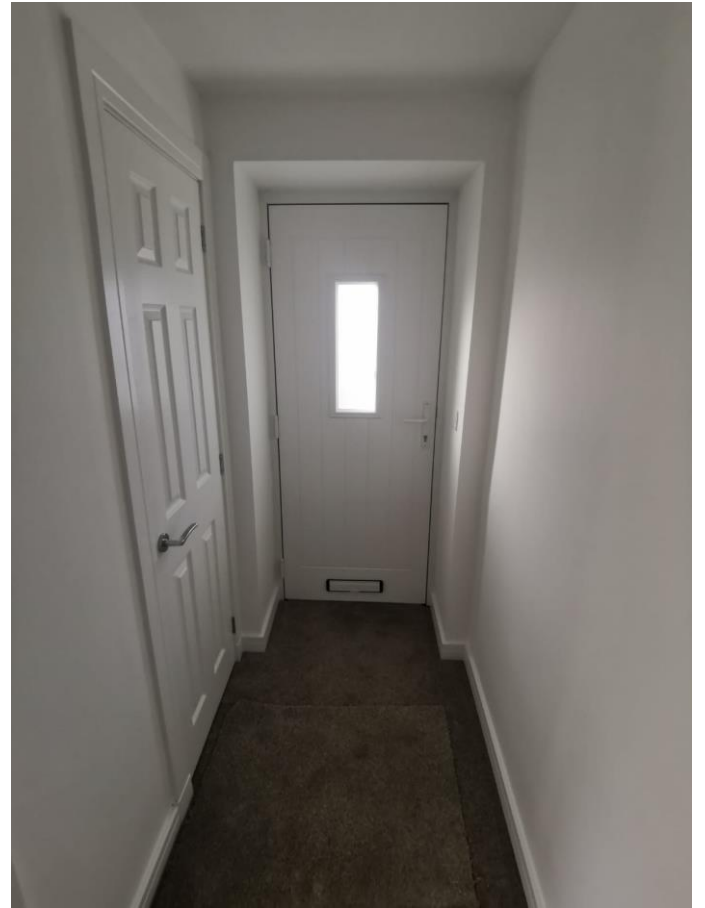
Living Room



Kitchen



Vestibule



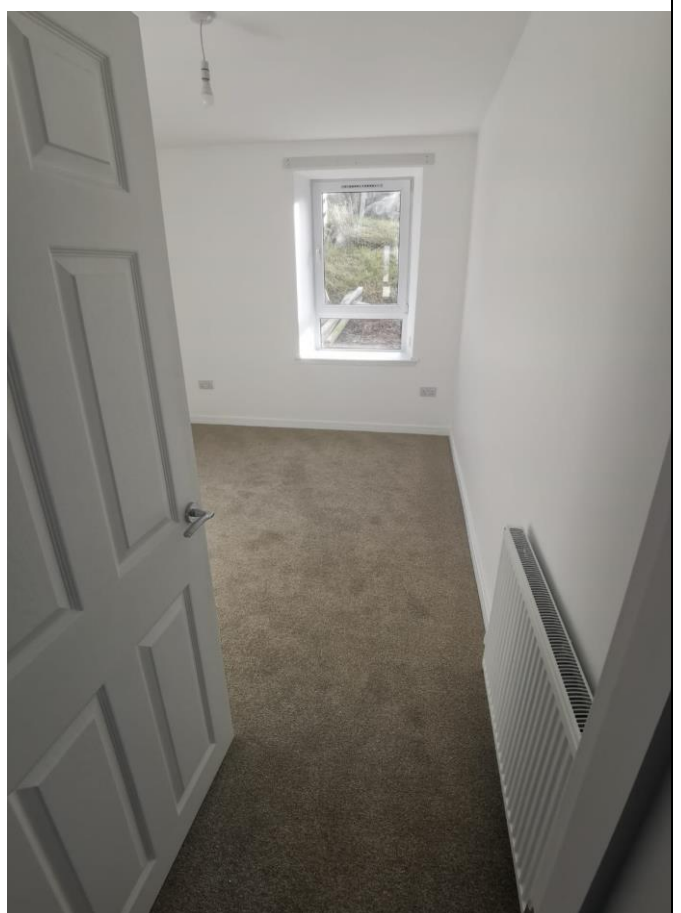
Bathroom



Bedroom 1



Bedroom 2



Garden





Viewing/Enquiries

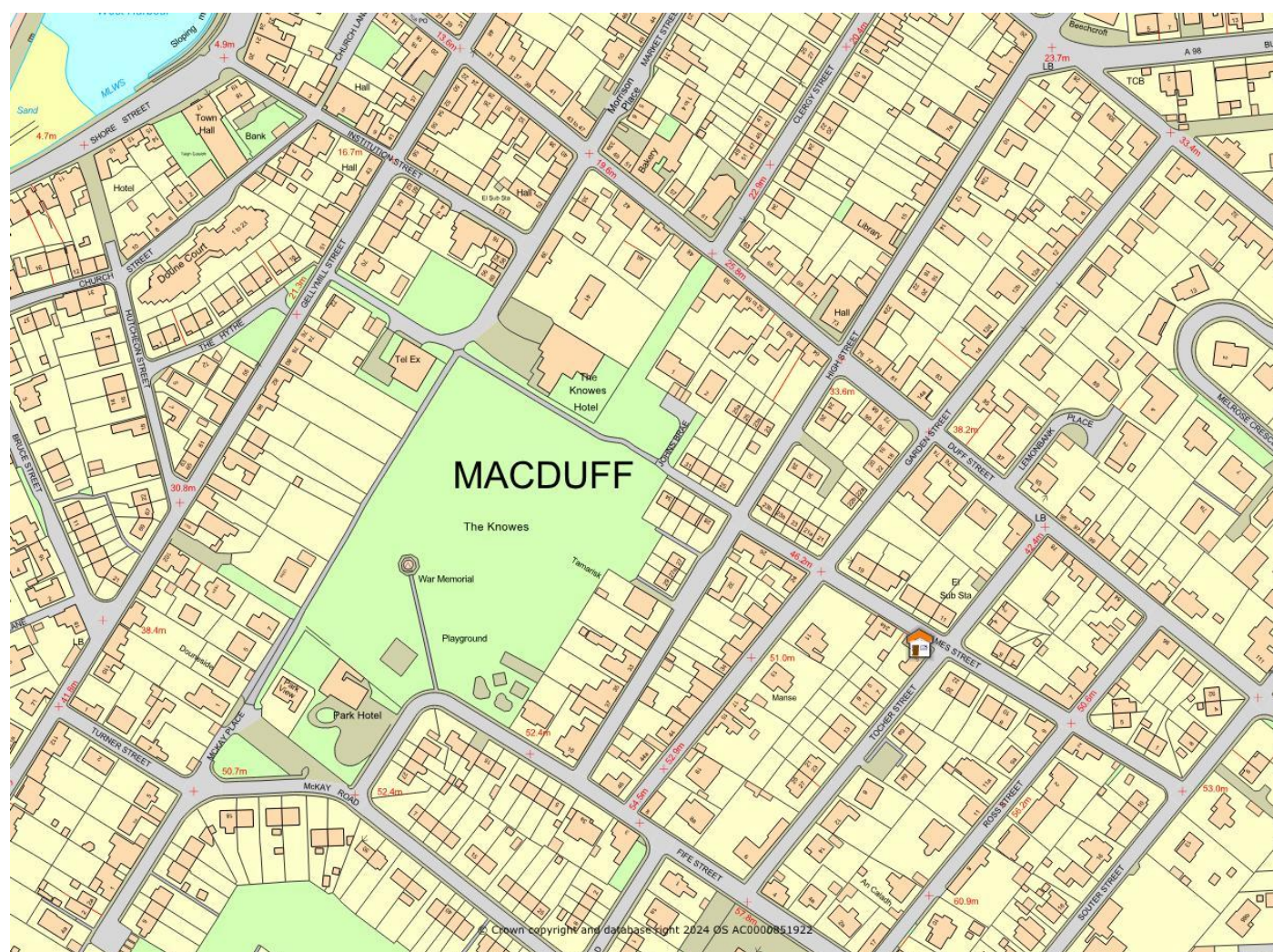
Contact: Mr Michael Wood

Email: mikewood1163@aol.com

Telephone: 07891590881

Location

Macduff is located North of Aberdeenshire on the Moray Coast with views across the Moray Firth. It is separated by its neighbour Banff, which is easily accessible across the Deveron Estuary Bridge.



Further Information

For further information please contact:

01467 530577

Changeandvoids@aberdeenshire.gov.uk