

From mountain to sea

**Private Rented Sector Advertising
Aberdeenshire Council
Property Schedule for
8 Birch Drive
Inverurie
AB51 6AN**



Property Schedule

Description

8 Birch Drive is located on a quiet residential street, in the recently built residential development of Osprey Village, along Oldmeldrum Road (B9170). Set on the eastern outskirts of Inverurie, where you will find good transport links to Aberdeen, about sixteen miles away, and access to five primary schools and one academy; retail opportunities, as well as several well-known supermarkets; and nearby nature trails.

The property for rent is an unfurnished four bedroom house with one en-suite and a separate family bathroom, and two public rooms. The property also has a garage with driveway, providing off-street parking. There is one house next door, and the outlook is onto mature trees across the road. At the back door there is one step down onto a patio, with gravel areas at either side, leading to a retaining wall with an elevated grass area. The wheelie bins are stored here and access to the front is through a gate at the side of the garage.

Monthly Cost

£1250.00

Energy Performance Rating

EPC = C

Landlord Registration Number

535704/110/18122

Pets Allowed

No

Council Tax Band

Council Tax band F - [Council Tax bands and charges - Aberdeenshire Council](#)

Parking Arrangements

Garage and Driveway

Heating Type

Gas

Garden/Factoring Arrangements

Maintenance of the garden areas will be the tenant(s) responsibility

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.

Lounge



Utility Room



Dining/TV Room



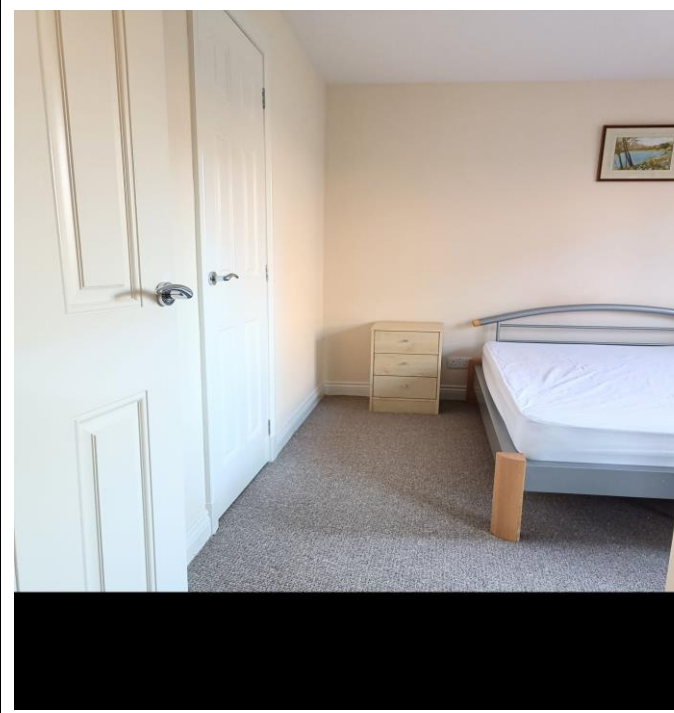
Kitchen



Bedroom 1



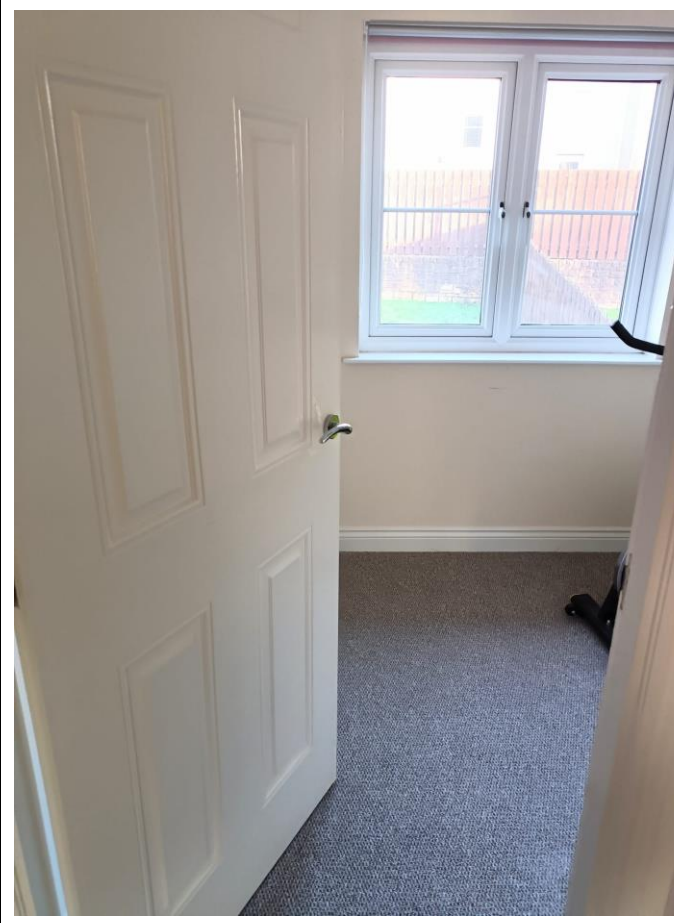
Bedroom 2



Bedroom 4



Bedroom 3



En-Suite



Family Bathroom



View to front from Lounge Window



Rear of House



Front of House



Viewing/Enquiries

Mr David Lorimer

Email: Davidlorimer60@gmail.com

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Location



Further Information

For further information please contact:

01467 538559

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