

# **ABERDEEN CITY**

## **PROPERTIES FOR LEASE**

18 May 2012

**[www.ledinghamchalmers.com/homefinder](http://www.ledinghamchalmers.com/homefinder)**

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A list of members is available for inspection at the above address

## **DENVIEW, TILLYHOWES, BANCHORY DEVENICK**



We are delighted to offer for lease this beautifully presented CONVERTED STEADING on a FURNISHED or UNFURNISHED basis, the latter by negotiation. The property enjoys a tranquil location situated only a few minutes from the Bridge of Dee. The property forms part of a traditional granite steading comprising three individual homes featuring excellent family accommodation with many unique and charming features.

The property forms part of a small prestigious steading development situated to the south of Aberdeen in the highly desirable Banchory Devenick suburb. The area is exceptionally versatile allowing you to enjoy the very best of the countryside and within only minutes drive of the Bridge of Dee where there are excellent retail units including Sainsburys and ASDA supermarkets. The A90 provides direct access to the south and this area is also particularly convenient for the business and industrial sites situated at Portlethen, Altens and Tullos.

Accommodation: (GF) Vestibule, Reception Hall, Dining Room, Lounge, Inner Hall, Bathroom, Double Bedroom, Bedroom, Luxurious Dining Kitchen/Family Room, Utility Room, Rear Vestibule. (FF) Hall, Master Bedroom with Spacious En Suite Bathroom, Two Further Double Bedrooms, Bathroom. Oil Fired Central Heating. Double Glazing. Alarm System. Detached Double Garage. Garden to Front with Large Garden to Rear. Gardener to be Provided.

**DIRECTIONS:** Travelling from the city centre continue to the Bridge of Dee, crossing the river and proceed onto the main Aberdeen/Stonehaven dual carriageway, the A90. You will pass a garage on the left hand side, after the garage take a right across the dual carriageway and follow this road round to the right. Tillyhowes Steading development will come into view, proceed along and turn right at the front of the development and Denview is situated the second last property on the left.

Council Tax Band G

Sorry No Smokers

Pets considered on an individual basis.

Lease Information: A credit check will be undertaken at a cost of £19.80 which we require before we proceed with your offer to the Landlord. A part deposit of £150.00 will secure the property meantime and take it off the advertising market.

**Available Immediately**

**Contact Contact Ledingham Chalmers on (01224) 408405**

**Rent £1850 PCM**

**Deposit £1850**



## **NEWTONHILL HOUSE, NEWTONHILL, ABERDEEN,**

We are delighted to offer for lease this NEWLY REFURBISHED throughout UNFURNISHED FOUR BEDROOM DETACHED TRADITIONAL GRANITE FARMHOUSE which enjoys an elevated site with stunning views across open countryside and coast. The property boasts well proportioned accommodation with two public rooms to the front of the property, as well as the spacious kitchen which has been beautifully completed with new appliances throughout and American style fridge freezer. Leading through to the utility at the rear as well as separate shower room. Carpeted stairs lead to the spacious Master Bedroom, en suite, main bathroom and second bedroom. The two remaining bedrooms are located on the third floor with stunning coastal views. The property has excellent storage facilities throughout and is served by oil fired central heating and double glazing. Double garage is located to the side of the property. A Private Road runs under the dual carriage-way to give access to Newtonhill Schooling without the requirement to cross the main road.

Additional Acres of Land available by separate negotiation.

Nearby Newtonhill, located 9 miles south of Aberdeen is a popular commuting village with excellent recreational facilities including the Betteridge Centre, offering varied social activities, a village shop and post office and recent supermarket. Pre-school and Nursery as well as Primary education is available in the village with Secondary education at either Stonehaven or Portlethen. A good public transport service runs to and from the City as well as other local towns.

Accommodation: Entrance Hallway, Dining Kitchen, Utility Room, Shower Room, Dining Room, Lounge, Master Bedroom with en-suite, Three further Double Bedrooms, Bathroom, Oil Fired Heating, Double Glazing, Garage, Extensive Gardens. Additional Land available on separate negotiaion.

Directions: Leaving Aberdeen on the A90 south take the last entrance on the right before reaching Newtonhill, crossing over the dual carriage-way. Newtonhill Farmhouse is located a short distance along.

Council Tax Band F

Sorry No Smokers or Pets

Lease Information: A credit check may be required to be undertaken at a cost of £19.80 which we require before we proceed with your offer to the Landlord. A part deposit of £150.00 will secure the property meantime and take it off the advertising market.

**Available Immediately**

**Contact Contact Ledingham Chalmers on (01224) 408405**

**Rent £1700 PCM**

**Deposit £1700**



## **17X RIVERSIDE VIEW, RIVERSIDE DRIVE, ABERDEEN**

We are delighted to offer for lease this desirable and much sought after THREE BEDROOMED EXECUTIVE FULLY FURNISHED PENTHOUSE FLAT, with serviced lift.

The accommodation is in very good order throughout and has been furnished to a high standard. The property is situated within a modern purpose built complex overlooking the River Dee. Viewing is highly recommended to fully appreciate this well maintained property.

Accommodation: Hall, Dining Area With Patio Doors To Balcony, Lounge, Modern Fully Fitted Dining Kitchen, Master Bedroom With En-Suite Shower Room, Two Further Double Bedrooms And Bathroom With Shower. The Property Also Benefits From Gas Central Heating, Double Glazing, Security Entry System and Allocated Parking.

Directions: Travelling east along Union Street, turn right into Bridge Street and continue round onto South College Street. Continue ahead for a considerable distance, at the second set of traffic lights continue ahead under the bridge towards the roundabout. Take the third exit on the right onto Riverside Drive, continue ahead for a short distance with the development located on the right.

Council Tax Band F

Sorry No Smokers or Pets

Lease Information: a Credit Check will be undertaken at a cost of £19.80 which we require before we proceed with your offer to the Landlord. A part deposit of £150.00 will secure the property meantime and take it off the advertising market.

**Available Immediately**

**Contact Contact Ledingham Chalmers on (01224) 408405**

**Rent £1550 PCM**

**Deposit £1550**

## **89 MENZIES ROAD, TORRY, ABERDEEN**

We are delighted to offer for lease this FOUR bedroom flat with a HMO Licence on a FULLY FURNISHED basis.

Situated in the popular residential area of Torry, the flat is well placed for local shops, leisure facilities and primary and secondary schools. The city centre is within easy walking distance and there are also regular public transport services. It is also well located for the industrial estates at Altens, Tullos and Portlethen.

Accommodation: Entrance Hallway, Lounge, Three Double Bedrooms, Dining Kitchen, Bathroom. Gas Central Heating, Shared Rear Garden.

Directions: On crossing Victoria bridge into Torry continue through the first set of traffic lights. At the next set of lights take the exit on the right into Menzies Road and continue straight ahead veering left to continue on Menzies Road.

Sorry No Smokers or Pets

LEASE INFORMATION: A credit check will be undertaken at a cost of £19.80 which we require before we proceed with your offer to the Landlord. A part deposit of £150.00 will secure the property meantime and take it off the advertising market.

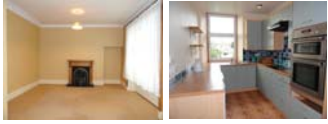
**Available 1st April 2012**

**Contact Contact Ledingham Chalmers on (01224) 408405**

**Rent £1460 PCM**

**Deposit £1500**

### **33 STANLEY STREET, ABERDEEN**



We are delighted to offer for lease this FOUR-BEDROOMED UNFURNISHED or FURNISHED (by negotiation) APARTMENT which forms the upper two floors of a two flatted granite building which enjoys an enviable location within a quiet street, in the heart of the city's west end.

Stanley Street is a quiet street in the heart of the city's west end, close to Queen's Cross, and within a short walk of the city centre. Local convenience stores serve everyday needs, and the area boasts an excellent variety of fashionable coffee shops, wine bars, restaurants, and hotels. The oil related offices at Hill of Rubislaw are easily accessible, as is Aberdeen Hospitals Complex. Reputable schools within walking distance include Ashley Road Primary, Aberdeen Grammar School, The Hamilton School, and Robert Gordon's College.

Accommodation: Entrance Hall, Reception Hall, Cloakroom, Lounge/Dining Room, Dining Kitchen, Master Bedroom, 3 Further Double Bedrooms, and Family Bathroom. Gas Central Heating. Full Double Glazing. Rear Garden to be maintained by Gardener, Parking Permit on request from Local Authority.

DIRECTIONS: From the west end of Union Street travel straight ahead at the traffic lights onto Alford Place and Albyn Place. Turn left into Albyn Grove then right into Stanley Street. Number 33 is located along on the left hand side of the road.

Council Tax Band F

Sorry No Smokers or Pets

Lease Information: A credit check will be undertaken at a cost of £19.80 which we require before we proceed with your offer to the Landlord. A part deposit of £150.00 will secure the property meantime and take it off the advertising market.

**Available Immediately**

**Contact Contact Ledingham Chalmers on (01224) 408405**

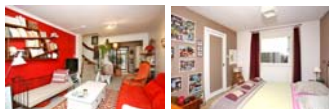
**Rent £1450 PCM**

**Deposit £1450**

## **14 LAURELWOOD AVENUE, ABERDEEN**

Situated within a quiet residential area of Aberdeen, we are delighted to offer for lease this immaculate THREE BEDROOM detached villa on an UNFURNISHED basis.

The spacious Lounge enjoys a semi open aspect with the dining area and a good sized Conservatory situated off the Dining Area providing excellent addition dining space. The Kitchen is fitted with a range of modern wall and base units and upstairs there are three double Bedrooms with the Master Bedroom being served by a luxury En-suite Shower Room. The property is presented in excellent decorative order throughout, benefits from gas central heating and double glazing and also benefits from a fully enclosed rear garden making this an ideal family home.



Laurelwood Avenue is in the catchment area for Aberdeen Grammar School and is within close proximity of several Primary Schools and Nurseries but is zoned for Skene Square Primary School and Nursery. Aberdeen University and the retail park at Berryden are within easy walking distance. The City Centre with all its excellent amenities is within easy reach by regular public transport.

Accommodation: Vestibule, Lounge, Dining Area, Conservatory, Kitchen, Three Master Bedroom with en-suite shower room, Two Double Bedrooms, Bathroom, Single Garage currently used as a additional play room. Double Glazing, Gas Central Heating, Rear Garden, Garden Shed, Off street parking for two cars.

**DIRECTIONS:** Traveling north on George Street, turn left at the traffic lights with Hutcheon Street. Continue along Hutcheon Street turning right at the next set of traffic lights into Berryden Road. Carry along Berryden Road and at the roundabout take the first left onto Elm Place then veer right into Laurelwood Avenue. Number 14 is located a short distance ahead on the left hand side.

Sorry No Smokers

Pets accepted by Negotiation

Council Tax Band F

Lease Information: A credit check will be undertaken at a cost of £19.80 which we require before we proceed with your offer to the Landlord. A part deposit of £150.00 will secure the property meantime and take it off the advertising market.

**Available By Arrangement**

**Contact Contact Ledingham Chalmers on (01224) 408405 (LL)**

**Rent £1300 PCM**

**Deposit £1300**



### **3 FAIRFIELD WAY, FERRYHILL**

Situated in the highly desirable Ferryhill area of Aberdeen, we are delighted to offer for lease this well presented TWO BEDROOM APARTMENT on a FULLY FURNISHED basis.

The location is exceptionally quiet, a small exclusive development surrounded by landscaped garden grounds to rear and with the apartment enjoying its own exclusive parking space and further visitors' parking.

Fairfield Way is situated within the popular area of Ferryhill, this is an exceptionally quiet development with no through traffic but giving direct access via foot onto Polmuir Road. The area has its own range of local amenities, excellent public transport facilities and is within a short walk of the Duthie Park with its renowned Winter Gardens and children's play areas. The city centre is easily accessible which has a further range of shopping, recreational and leisure facilities.

Accommodation: Reception Hall, Lounge, Dining Kitchen, Master Bedroom with En Suite Shower Room, Further Double Bedroom, Bathroom with Shower. Gas Central Heating. Double Glazing. Security Entry System. Exclusive Parking Space. Landscaped Garden Grounds.

DIRECTIONS Travelling from Union Street proceed onto Holburn Street, continue to the roundabout at Great Southern Road and take second left onto Fonthill Road. Proceed along Fonthill Road to the first set of traffic lights and turn right onto Whinhill Road, proceeding a short distance along take a left towards the Whinhill Gate development, continue to the very end and this is Fairfield Way.

Council Tax Band E

Sorry No Smokers or Pets

Strictly Professionals Please

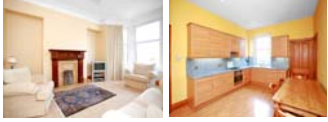
Lease Information: A credit check will be undertaken at a cost of £19.80 which we require before we proceed with your offer to the Landlord. A part deposit of £150.00 will secure the property meantime and take it off the leasing market.

**Available Immediately**

**Contact Contact Ledingham Chalmers on (01224) 408405 (LL)**

**Rent £1200 PCM**

**Deposit £1200**



## **81 BRAEMAR PLACE, ABERDEEN**

We are delighted to offer for lease this UNFURNISHED FOUR bedroom SELF CONTAINED DOUBLE UPPER APARTMENT which is situated in a highly desirable tree lined street located in Aberdeen's west end.

Braemar Place is a wide tree lined street located in a quiet central area within walking distance of the city centre. There is a selection of local shops nearby and the Bridge of Dee is a short drive which has an excellent range of quality retail units. Good public transport facilities make many parts of Aberdeen easily accessible from this property.

Accommodation: Entry Hall, Carpeted Staircase. (FF) Hall, Lounge, Large Dining Kitchen, Utility Room, Bedroom/Dining Room, Double Bedroom, Shower Room. (SF) Master Bedroom, Bedroom/Boxroom, Boxroom. Gas Central Heating. Double Glazing. Shared Garden to Rear. Outhouse. Parking Permit on request to Local Authority.

Directions: Travelling from Union Street continue onto Holburn Street, proceed straight across the Great Southern Road roundabout and at the next small roundabout exit onto Broomhill Road. Continue along Broomhill Road and take the second left onto Balmoral Place then first right onto Braemar Place and No. 81 is situated towards the far end on the left hand side.

Council Tax Band F

Sorry No Smokers or Pets

LEASE INFORMATION: A credit check will be undertaken at a cost of £19.80 which we require before we proceed with your offer to the Landlord. A part deposit of £150.00 will secure the property meantime and take it off the advertising market.

**Available By Arrangement**

**Contact Contact Ledingham Chalmers on (01224) 408405 (T)**

**Rent £1000 PCM**

**Deposit £1000**



## **17 CRAIGSHANNOCH, INVERURIE,**

We are delighted to offer for lease, on a FURNISHED basis this THREE BEDROOM detached dwellinghouse located in the much sought after new residential development at the north end of Inverurie.

Inverurie is a prospering, expanding town, which offers wide ranging facilities including primary and secondary schooling, shops, hotels, health centre, swimming pool, sports centre, library and golf course. Inverurie is located around 17 miles from Aberdeen and is well served by road and rail links which makes it popular as a commuting base for both Aberdeen and Dyce.

Accommodation: Hall, Cloakroom, Kitchen, Dining Room, Lounge, Master Bedroom with shower ensuite, 2 further double bedrooms, Main Bathroom, Gas Central Heating, Double Glazing, Single Garage, Tarred Driveway to the front with rear garden mainly laid to lawn.

Directions: travelling from Inverurie town centre proceed along West High Street, turning right at the mini-roundabout into North Street. Continue to the top of North Street, going straight on at the roundabout. After turning left into the development, the property is located on the left hand side, a short distance beyond the information office.

Council Tax Band E

Sorry No Smokers or Pets

12 Month Lease Preferred

Lease Information: A credit check will be undertaken at a cost of £19.80 which we require before we proceed with your offer to the Landlord. A part deposit of £150.00 will secure the property meantime and take it off the advertising market.

**Available Middle of May 2012**

**Contact Contact Ledingham Chalmers on (01224) 408405 (LL)**

**Rent £975 PCM To include Factoring Charges**

**Deposit £975**

## **43 PORTLAND STREET, ABERDEEN**



We are delighted to offer for lease this EXECUTIVE SECOND FLOOR TWO BEDROOM APARTMENT which enjoys an excellent location within the superb 'Abeleven' development. Located within building three, the property built by Stewart Milne Homes has been completed to a very high standard and offers spacious and well appointed accommodation designed for contemporary living.

Portland Street is ideally positioned close to Aberdeen's city centre shopping, social and leisure amenities and also to the main artery routes out of the city.

**ACCOMMODATION:** hallway, lounge with bay window, kitchen, 2 double bedrooms both with built-in wardrobes and bathroom fitted with shower over the bath. Lift Access, Gas central heating. Double glazing. The flat has the privilege of a designated under cover parking space with ample visitors' parking spaces nearby. The communal gardens are to be attractively landscaped.

**DIRECTIONS:** From Union Street turn into Crown Street and continue a short distance until reaching the set of traffic lights at the Wellington Place/Willowbank Road crossroads. Go straight ahead and then turn first left into Portland Street. The "Abeleven" development is a short distance along on the left.

Council Tax Band D

Sorry No Smokers or Pets

**Lease Information:** A credit check will be undertaken at a cost of £19.80 which we require before we proceed with your offer to the Landlord. A part deposit of £150.00 will secure the property meantime and take it off the advertising market.

**Available** Immediately

**Contact** Contact Ledingham Chalmers on (01224) 408405

**Rent** £950 PCM

**Deposit** £950



## **25 VICTORIA STREET, ABERDEEN**

We are delighted to offer for lease this well presented TWO BEDROOM FULLY FURNISHED Ground Floor Executive Apartment located in the desirable West End location of Aberdeen.

Victoria Street is both a picturesque and a quiet West End location only a few minutes' walking distance of Aberdeen City Centre and within easy reach of a wide range of amenities. These include a range of fashionable shops, wine bars, restaurants, private health club, swimming pool and many other cultural and social pursuits. Excellent public transport ensures ease of access to other parts of the city.



**ACCOMMODATION:** Hall, Lounge, Dining Room, Fitted Kitchen, Double Bedroom, Single Bedroom, Bathroom, Exclusive area of garden to front. Shared garden and drying green to the rear, Gas Central Heating, Partly Double Glazed. Parking Permit on application to Local Authority.

**DIRECTIONS:** From the west end of Union Street continue onto Alford Place and take the first right into Victoria Street. At the junction, continue straight ahead and number 25 is a short distance ahead on the right hand side.

Sorry No Smokers or Pets

Council Tax Band E

**Lease Information:** A credit check will be undertaken at a cost of £19.80 which we require before we proceed with your offer to the Landlord. A part deposit of £150.00 will secure the property meantime and take it off the advertising market.

**Available Immediately**

**Contact Contact Ledingham Chalmers on (01224) 408405**

**Rent £900 PCM**

**Deposit £900**

## **CEDARBANK, ABERDEEN ROAD, TARLAND**



We are delighted to offer for lease this most attractive four bedroom TRADITIONAL DWELLINGHOUSE on a PART FURNISHED BASIS which was built in 1905 and has been thoughtfully extended by the present owners to provide extensive family accommodation. The property is presented in good order throughout enjoying many traditional characteristic features which are enhanced by attractive Canadian pine woodwork which continues throughout the property. There is oil fired central heating with underfloor heating in the extension and virtually full double glazing. Two large traditional public rooms are situated to the front, both enjoying bay windows with open aspects, traditional characteristic features and attractive fireplaces. From the main hall there is access to a double bedroom and continuing through a glazed door to the extension area there is a large rear hall with excellent storage cupboards. The bathroom in this area is truly luxurious, features a five piece suite incorporating a spa bath. There is also a utility room and a spacious dining kitchen which features a range of units incorporating built-in and integral appliances, there is also a large peninsular breakfast bar which is perfect for everyday family dining. To the rear of the hall and forming part of the extension is a most pleasing family area which has patio doors leading out to a lock block patio. Proceeding up the traditional staircase there is a spacious mezzanine hall which is enhanced by a large skylight, two steps give access to an exceptionally large double bedroom. The first floor has a master bedroom with en suite shower room, a further double bedroom and a bathroom which has been completed to an exceptionally high standard. The dwellinghouse enjoys gardens to the front and both sides of the property, mostly laid to shrubbed areas. There is also a large greenhouse and an excellent tarred drive which allows parking for many cars and gives access via a small lock block area to the garage. Another aspect of this property is there are two drive accesses from Aberdeen Road.

Accommodation: (GF) Vestibule, Main Hall, Lounge, Dining Room, Double Bedroom, Rear Hall, Luxury Bathroom, Utility Room, Dining Kitchen, Attractive Family Area with Patio Doors. (Mezzanine Floor) Large Double Bedroom. (FF) Master Bedroom with En Suite Shower Room, Further Double Bedroom, Bathroom with Shower. Garden Grounds to Front and Both Sides. Extensive Parking within Tarred Drive which has Two Accesses from Aberdeen Road. Greenhouse. Large Single Garage.

LOCATION: Tarland is a picturesque rural village situated approximately 32 miles from Aberdeen and within excellent commuting distance of Westhill where there are oil offices and industrial complexes and an ever extending range of retail units. The village itself has a number of shops and hotels. There is a local primary school and secondary education is catered for at nearby Aboyne for which a bus service is provided. There is also the renowned nine hole golf course with Club House and the area is perfect for outdoor enthusiasts with a wide and varied range of sporting activities including hill walking, skiing, gliding and field sports. Also within a short easy commuting distance are the delightful Deeside towns of Aboyne and Banchory.

DIRECTIONS Travelling from Aberdeen via the B9119 proceed and enter into the village of Tarland. You will pass, as you enter Tarland on the left hand side, the entrance to the golf course. The first access to Cedarbank is the second opening on the left, if you continue round the corner there is a further access, again to the left.

ADDITIONAL INFORMATION: PLEASE NOTE THE PROPERTY IS OFFERED ON A 6 MONTH LEASE TERM ONLY. THE TENANT SHALL HAVE THE RIGHT TO PURCHASE THE PROPERTY, PROVIDED THE OFFER IS DEEMED ACCEPTABLE. THE LANDLORD SHALL THEN REMUNERATE THE 6 MONTHS RENT ALREADY PAID.

Council Tax Band F

Lease Information: A credit check will be undertaken at a cost of £19.80 which we require before we proceed with your offer to the Landlord. A part deposit of £150.00 will secure the property meantime and take it off the advertising market.

**Available Immediately**

**Contact Contact Mr Wallace 07929643652 or Ledingham Chalmers on 01224 408**

**Rent £800 PCM**

**Deposit £800**



### **13 MANOR PLACE, CULTS, ABERDEEN**

For Lease this FULLY FURNISHED TWO BEDROOM semi detached house which is located in the highly enviable Cults suburb and situated on a quiet residential cul-de-sac.

Good public transport to and from the Cults area makes it easy to commute across Aberdeen; Kingswells; Westhill; Dyce and Aberdeen Airport. This area offers a superb range of local amenities, catering for your everyday needs, which include a local Post Office; Pharmacy and Banking facilities. Cults benefits from both primary and secondary schooling and the Medical Centre is also within walking distance.

ACCOMMODATION: Hallway, Lounge, Kitchen, Two Double Bedrooms, Bathroom, Large Rear Garden with garden shed, Driveway, Gas Central Heating, Double Glazing.

DIRECTIONS: Leave Aberdeen on Great Western Road heading towards the village of Cults. Turn right at the traffic lights outside Kelly of Cults and take your first left into Manor Place. The property is located a short distance on the left hand side.

Strictly Professionals Only Please

Sorry No Smokers or Pets

Council Tax Band B

Lease Information: A credit check will be undertaken at a cost of £19.80 which we require before we proceed with your offer to the Landlord. A part deposit of £150.00 will secure the property meantime and take it off the advertising market.

**Available Immediately**

**Contact Contact Ledingham Chalmers on (01224) 408405**

**Rent £775 PCM**

**Deposit £775**



### **40D HOLLAND STREET, ABERDEEN**

We have pleasure in offering for LEASE this attractive TWO BEDROOMED SECOND FLOOR APARTMENT forming part of a quality modern development to the highest of standards.

Holland Street is located in a popular residential area close to George Street and within easy walking distance of the city centre. The location is also within easy distance of Aberdeen University and locally there are excellent amenities including a wide range of shops.

Accommodation: Entrance Hallway, Lounge, Kitchen/Diner, Bathroom with Shower, Two Double Bedrooms, Gas Central Heating, Double Glazing, Security Entry System, Private Parking.

Council Tax Band D

Sorry No Smokers or Pets

Lease Information: A credit check will be undertaken at a cost of £19.80 which we require before we proceed with your offer to the Landlord. A part deposit of £150.00 will secure the property meantime and take it off the advertising market.

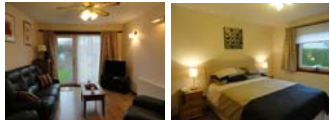
**Available Early June 2012**

**Contact Contact Ledingham Chalmers on (01224) 408405 (TT)**

**Rent £750 PCM**

**Deposit £750**

## **9 SLAINS STREET, BRIDGE OF DON, ABERDEEN**



We are delighted to offer for lease this spacious SEMI DETACHED TWO BEDROOM VILLA on a FULLY FURNISHED basis situated in a pleasant part of the thriving community of Bridge of Don with a wide range of shops locally, as well as schools and recreational facilities. The City Centre is easily accessible by public transport and the property is well situated for the Industrial Estates at Bridge of Don itself as well as Dyce and Ellon.

Accommodation: Lounge with Dinning Area, Kitchen, Double Bedroom, Single Bedroom, Shower Room, front and Rear Garden, Security Alarm, Double Glazing, Gas Central Heating, On Street Parking. Home Care Gas Agreement.

**DIRECTIONS:** At the roundabout with the Exhibition Centre turn left onto The Parkway. Continue straight ahead and at the second roundabout turn right onto Whitestripes Avenue. Take the next opening on your right into Valentine Road. Continue straight ahead and this road becomes Jesmond Avenue, travel along for some distance where Slains Street is located on the left and No.9 first on your left.

Council Tax Band B

Sorry No Smokers or Pets

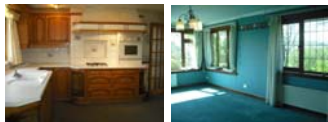
Lease Information: A credit check will be undertaken at a cost of £19.80 which we require before we proceed with your offer to the Landlord. A part deposit of £150.00 will secure the property meantime and take it off the advertising market.

**Available By Arrangement**

**Contact Contact Ledingham Chalmers on (01224) 408405 (T)**

**Rent £725 PCM**

**Deposit £725**



## **THE BIRCHES, WESTFIELD ROAD, TURRIFF**

We are delighted to offer for LEASE this THREE BEDROOM DETACHED BUNGALOW AND FAMILY HOME on an UNFURNISHED basis.

Set in the popular village of Turriff and with easy access to Inverurie and Dyce, the property benefits from gas central heating, double glazing, single garage and beautifully maintained gardens (gardener to be included in rent). Viewing is highly recommended to appreciate the stunning settings.

ACCOMMODATION : Vestibule, Hall, Lounge, Family Room, Dining Room/Study, Dining Kitchen, Utility Room, WC, Master Bedroom, Ensuite Shower Room, Two Further Double Bedrooms, Bathroom with Separate Shower Cubicle, New Gas Boiler, Single Garage, Extensive gardens and patio area.

DIRECTIONS: On entering Turriff from Aberdeen (A947) proceed ahead until you reach a roundabout. Turn first left onto Castle Hill and then straight across onto Knockie Road. Continue ahead before taking the third opening on the left onto Westfield Road. Number 26 is found by veering right and then proceed to the end of the road and the property is on the left.

Strictly no Smokers or Pets

Council Tax Band F

Lease Information: A credit check will be undertaken at a cost of £19.80 which we require before we proceed with your offer to the Landlord. A part deposit of £150.00 will secure the property meantime and take it off the advertising market.

**Available Immediately**

**Contact Contact Ledingham Chalmers on (01224) 408405**

**Rent £700 PCM**

**Deposit £1400**



### **24D ALBYN GROVE, ABERDEEN**

Situated on the first floor of a traditional granite property we offer for LEASE FULLY FURNISHED this ONE BEDROOMED spacious flat.

Albyn Grove is situated to the west end of Aberdeen city centre with its own range of local amenities and within easy walking distance of the city itself. There is good public transport facilities which provide easy commuting to most parts of Aberdeen. A short drive leads you to the main Aberdeen ring road providing easy access to both North and South of the city.

Accommodation: Lounge, Internal Hall with Study Area, Fully Fitted Kitchen, Double Bedroom, Shower Room. Gas Central Heating. Double Glazing. Security Entry System.

DIRECTIONS: Travelling from Union Street proceeding on to Alford Place, Albyn Place and Albyn Grove is situated the first opening on the left hand side. Number 24 is located to the far end on the right.

Council Tax Band C

Sorry No Smokers or Pets

Lease Information: A credit check will be undertaken at a cost of £19.80 which we require before we proceed with your offer to the Landlord. A part deposit of £150.00 will secure the property meantime and take it off the advertising market.

**Available By Arrangement**

**Contact Contact Ledingham Chalmers on (01224) 408405 (T)**

**Rent £575 PCM**

**Deposit £575**

### **571A GREAT NORTHERN ROAD, ABERDEEN**

We are delighted to offer for lease this ONE BEDROOM FIRST FLOOR FLAT on a FULLY FURNISHED basis situated in the busy residential area of Great Northern Road in close proximity to the University and a short distance to the Bridge of Don and westwards to Dyce. The property has newly been upgraded to a high standard throughout with viewing highly recommended.

ACCOMMODATION: Hallway, Lounge and Kitchen on open plan, Double Bedroom, Shower Room, Double Glazing, Electric Panel Heating, Parking Permit on application from Local Authority.

DIRECTIONS: Travelling from the centre of Aberdeen travel out King Street turning left at the junction with St Machar Drive, continue up St Machar Drive to the roundabout being the junction of St Machar Drive/Great Northern Road and Leslie Road, turning right on to Great Northern Road and continue approximately 3 km and Number 571 is situated with its door at the rear of the tenement block above the Crown Bar.

Council Tax Band B

Sorry No Smokers or Pets

Lease Information: A credit check will be undertaken at a cost of £19.80 which we require before we proceed with your offer to the Landlord. A part deposit of £150.00 will secure the property meantime and take it off the leasing market.

**Available Immediately**

**Contact Contact Ledingham Chalmers on (01224) 408408**

**Rent £550 PCM**

**Deposit £550**





## **295A HOLBURN STREET, ABERDEEN, BASEMENT FLAT**

We are delighted to offer for lease this UNFURNISHED STUDIO APARTMENT in an ideal central location.

Holburn Street is in a popular and vibrant area of the city and the subjects are close to many amenities including the shopping complex with its superstores at Bridge of Dee, the David Lloyd Gym and the Robert Gordon Campus at Garthdee is also within walking distance. Local shops and newsagents are also in the area and the city centre itself is only some 15 minutes walk from the property with regular public transport readily available. The subjects enjoy easy access to Anderson Drive therefore to the many business centres to the north and south of the city. Lovely riverside walks along the Dee are also in close proximity.

Accommodation: Hall, Lounge/Bedroom, Kitchen, Bathroom, Gas Central Heating, Double Glazing, Security Entry System. Parking Permit available on request to Local Authority.

Directions: From Union Street proceed west until reaching the traffic lights at Alford Place where turn left onto Holburn Street. Proceed some distance ahead passing Sainsbury's Furniture Store on the right and the property is located some distance ahead on the left opposite Icelands.

Council Tax Band A

Lease Information: A referencing fee at a cost of £60.00 per person is required before we proceed with your offer to the Landlord. The full deposit will also be required to secure the property and take it off the advertising market.

**Available Immediately**

**Contact Contact Ledingham Chalmers on (01224) 408405**

**Rent £425 PCM**

**Deposit £525**