



**607 George Street  
Aberdeen AB25 3YH**

# 607 George Street

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- First Floor Flat
- Fully Furnished Basis
- One Bed Studio
- City Centre Location
- Gas CH and DG
- 31589/100/19010/EPC-D

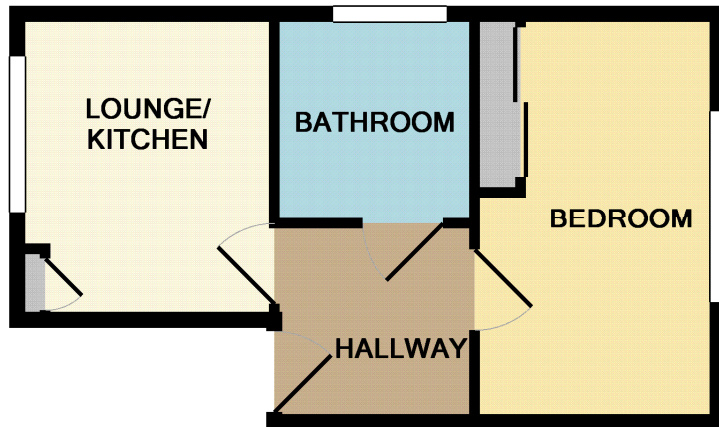
**Rent Around £375 pm**

## Property Description

Situated in the heart of the city centre with Union Street minutes walk away, we are pleased to offer for lease this ONE BEDROOM FIRST FLOOR STUDIO FLAT. Benefiting from security entry system, gas central heating, double glazing and many local amenities close by, this property is ideal for any city dweller. The internal accommodation comprises of entrance hall, lounge on open plan with kitchen, spacious bedroom and bathroom.

Viewing is essential to fully appreciate the accommodation and location on offer.

The property is available on a fully furnished basis with no pets and no smokers permitted.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix. Copyright 2011.

**Viewing Arrangements** Please contact our Leasing Centre on 01224 267067.

|                   |                 |                                |
|-------------------|-----------------|--------------------------------|
| <b>Room Sizes</b> | Entrance Hall:  | 2.16m x 1.69m (7'1" x 5'7")    |
|                   | Lounge/Kitchen: | 4.10m x 3.25m (13'5" x 10'8")  |
|                   | Bedroom:        | 3.55m x 3.33m (11'8" x 10'11") |
|                   | Bathroom:       | 1.78m x 1.71m (5'10" x 5'7")   |

## Directions

Travelling North on George Street continue through the traffic lights at Hutcheon Street and the property is situated on the left hand side, some distance ahead.

## Tenant's Checklist

- +References will be required from your current employer and current or previous landlord.
- +A credit check will be undertaken.
- +One month's rent will be payable in advance together with a deposit of equivalent to 6 weeks rent.
- +The lease will be a Scottish Private Residential Tenancy.

### Note

These particulars whilst believed to be correct are not guaranteed and do not form part of any contract. All measurements are approximate only. MS/JS/JWS/GEORGE/PRP151038



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