



12 St Kilda Avenue  
Peterhead AB42 2UT

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- n Detached Villa
- n Unfurnished Basis
- n 4 Bed / Ensuite
- n Modern Dining Kitchen
- n Entry By Arrangement
- n Gas C.H / D.G / Garage

Rent Around £900 pm

## Property Description

We are delighted to offer for lease this DETACHED FOUR BEDROOM HOUSE IN AN EXECUTIVE DEVELOPMENT of Peterhead on an UNFURNISHED basis. Early viewing is essential to avoid disappointment and to appreciate the accommodation on offer. The property has never been lived in and is decorated in neutral tones with a modern kitchen and stylish bathrooms, all rooms are either carpeted or laid with high quality vinyl flooring. Accommodation on the ground floor comprises lounge, dining kitchen capable of accommodating a large dining table and chairs and cloakroom. Upstairs finds a modern family bathroom, a master bedroom with en suite, two further double bedroom and single bedroom. A driveway is situated at the front for off street parking leading to a garage with a good sized garden to the rear. Gas C.H / D.G.

## Tenant's Checklist

- § References will be required from your current employer and/or previous Landlord together with proof of I.D., permanent address, last 2 months pay slips and bank statements.
- § A credit check will be undertaken and the tenant will be liable for the credit check fee.
- § One month's rent will be payable in advance together with a deposit of one month's rent.
- § The Tenant will be liable for one half of the cost of an independent firm preparing an Inventory of Contents at the commencement of the lease and the re-checking of same at the termination date.
- § The lease will be in terms of our standard lease agreement.
- § We regret that none of our Landlord clients will currently let to tenants on Housing Benefits.

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 purchaser. 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 local Peterhead office on 01779 475365.

Room Sizes	Hallway:		
	Lounge:	5.7m x 3.75m	(18'8" x 12'4")
	Dining Kitchen:	6.18m x 6.53m	(20'3" x 21'5")
	Cloakroom:	1.8m x 1.58m	(5'11" x 5'2")
	Master Bedroom:	3.58m x 2.9m	(11'9" x 9'6")
	En-Suite:	2.7m x 1.48m	(8'10" x 4'10")
	Bedroom 2:	3.28m x 3.17m	(10'9" x 10'5")
	Bedroom 3:	3.95m x 1.95m	(13' x 6'5")
	Bedroom 4:	2.39m x 2.25m	(7'10" x 7'5")
	Bathroom:	2.56m x 1.61m	(8'5" x 5'3")

## Directions

On entering Peterhead take the second exit on to South Road the Invernettie roundabout. Take the first left on to Meethill Road and continue along taking the second exit at the next roundabout. Take the second left onto Abernethy Road, follow this road taking the third right on to Fair Isle Crescent (there are two entrances to this street) and continue until you reach St Kilda Avenue. On entering St Kilda Avenue, take the first right. Number 12 is on the left hand side as indicated by our For Lease board.

### Note

These particulars whilst believed to be correct are not guaranteed and do not form part of any contract. All measurements are approximate only.  
GR/EB/STKIL/PHD110067



leasing

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