

**23 Provost Christie Drive
Roths, AB38 7BX**

Available From 11/07/2025

£600 PCM

Deposit Required £900

Features

- Double Glazing
- Electric Heating
- Rear Garden
- Off-Street Parking for 2 vehicles
- No Pets & No Smokers
- Letting Agent
Registration LARN1812025
- Landlord Registration
418424/300/06321

EPC

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

Council Tax

Band A



**Unfurnished 3 Bedroom Mid-Terrace House which backs on to Farmland
No Pets / No Smokers**

Hallway, Lounge, Kitchen/Diner & Rear Vestibule
Landing, 3 Bedrooms & a Bathroom

Kitchen - Space to accommodate a free standing washing machine, dishwasher & fridge (not provided)

Rear Garden
Off-Street Parking to the Front