

## **Directions**

Ashberry is located in Ashgrove Avenue in the Ashgrove Estate, about 1.5 miles north of the centre.

To check-in, guests can register at Ashberry (if an arrival time is arranged), otherwise at our guest house address, St Elmo (Hilton Drive, Aberdeen, AB24 4NP).

By Car - from the South:

Follow the A90 ring-road (to Peterhead), for 3 miles after the Bridge over the River Dee, until you see a sign for University, Old Aberdeen (past fire station). Follow this sign, turning right into Cairncry Road, then turn left at the Rosehill roundabout, with a large granite church on the corner, into Hilton Drive. St Elmo is located 200m up the road on the right hand side.

By Car - from the North or Inverness (A96 or Airport):

Follow the A96 dual carriageway into Aberdeen. Turn right at the Haudigan roundabout into North Anderson Drive, by following the signs South for Perth, Dundee). Then turn second left into Hilton Drive. "St Elmo" is at the far end of this street on the LHS.

## **Conditions of Rental**

1. Maximum of a family of 4 persons or 3 singles staying (plus baby or toddler).
2. No smoking allowed in apartment or stair wells.
3. Sorry, no pets.
4. No subletting or "hot-bedding".
5. The apartment must be kept and left in a clean & tidy state.
6. No commercial business may be carried out within or from the premises.
7. Ashberry is to be used for the purposes of a holiday let to which Section 12 (2) and paragraph 8 of Schedule 4 of the Housing (Scotland) Act 1988 apply.

<b>Contact:</b>	St Elmo Guest House 64 Hilton Drive, Aberdeen, AB24 4NP Tel: 01224 483065, Mob: 07427676064 Email: ashberry@ensuitedreams.com
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# Ashberry

## **Self-catering rental apartment**



79 Ashgrove Avenue, Aberdeen, AB25 3BQ

<http://www.ensuitedreams.com/ashberry/>  
[ashberry@ensuitedreams.com](mailto:ashberry@ensuitedreams.com)

## **Facilities**

- a TV lounge & dining area with 40" LCD digital freeview TV, DVD Player & unlimited wifi internet access. Selection of Books, Games & DVD's.
- a fully fitted kitchen (no dishwasher).
- a master double bedroom with built in cupboards.
- a twin bedded room with built in cupboards.
- a family bathroom with bath and shower.
- The apartment is on the 1st floor and has a security entry system.
- Bed linen and towels are provided for you and changed weekly if you are staying longer than a week.
- A substantial welcome complimentary food pack is also included.
- Reserved parking space in a quiet cul-de-sac estate

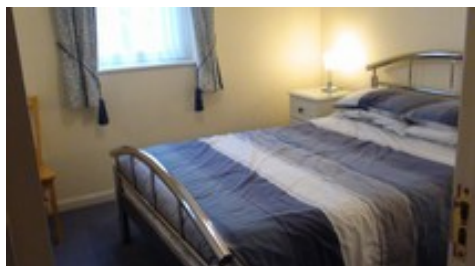
It is conveniently situated to get onto the A90 bypass to visit the Castle Trail, Malt Whisky Trail, Coastal Trail, Standing Stones & Stone Circle Trail, Royal Deeside and the Scottish Highlands.

Very close by is Berryden Shopping Centre with Sainsbury Supermarket (400m); city centre, railway & coach station & ferry terminal are about 3km; airport about 8km. Bus routes #11, #12, are to be found nearby. Airport on #727 bus route.

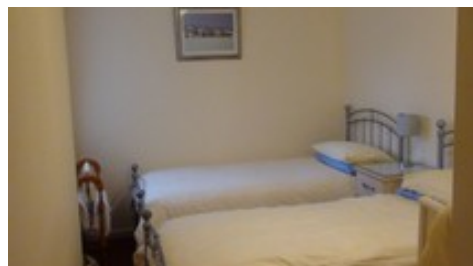
His Majesty's Theatre & Aberdeen Music Hall are 1.5 miles from Ashberry. The National Hyperbaric Centre and ARI are 1 mile away. AECC 3 miles & Sports Village 1.5 miles.



Bathroom



Master Bedroom



Twin Bedroom



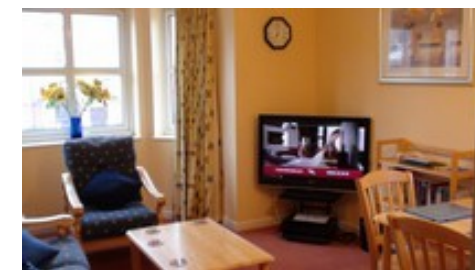
Kitchen



Kitchen



Dining Area



Lounge

### ***Tariffs***

£450 a week, all year round. (see website for special deals)

A Surety Deposit of £100 is required to book the apartment. This deposit is returned to you after the end of your stay, subject to breakages and adherence to the conditions of rental.

Extra nights are charged @ £90 per night on weekly stays only. Discounts may be available for stays of multiple weeks or working weeks or as a one bedroom flat - please enquire for details.

The rental price includes all heating & lighting and local taxes and the factors fee to look after the estate, TV & internet access as well as an extensive welcome pack of food.

A return visit discount voucher may be given to guests who take very good care of Ashberry.

### ***Payments***

We do not have credit card facilities. All payments are in cash, Sterling cheque made out to "Mr. Kenneth Watt", or we accept electronic bank transfer (at your own expense).

Details of our bank account can be sent to you or you can pay the deposit online through PayPal (see website).

### ***Cancellation policy***

We require 1 month's notice of a cancellation for return of your deposit, and 2 weeks notification of a cancellation otherwise the first week's rent is due.