



83

Hilton Avenue

Aberdeen AB24 4RT



mackinnons
solicitors



A composite door with frosted glazed panel leads into the welcoming reception hallway. Four storage cupboards provide ample storage while one houses the electrical apparatus. The spacious lounge has full height windows and a door leading out to a decked balcony. The dining kitchen is fitted with a good range of dark wood effect base and wall units, contrasting work surfaces incorporate a 1.5 stainless steel sink with drainer and electric hob with stainless steel extractor fan above. The integrated dishwasher, oven/grill, fridge/freezer and free standing washer/dryer are to remain. The central heating boiler is within one of the wall units and is still under warranty. The principal bedroom is fully carpeted and has two double fitted wardrobes. It also boasts a wet room. A shower enclosure incorporates a mains shower appliance with seat, while there is also a white WC and wash hand basin incorporated within a vanity unit. Double bedroom two benefits from two double fitted wardrobes. Completing the accommodation is the family bathroom with three piece white suite.

The apartment benefits from a private decking area accessed from the lounge. The development is maintained by factors, for which there is a monthly fee that includes buildings insurance. Within the development there is a shared bike store and shared residents parking.

The property is protected by a security alarm. All curtains, blinds, light fittings, integrated kitchen appliances and washer/dryer will be included in the sale. Other items of furniture may be available by separate negotiation.

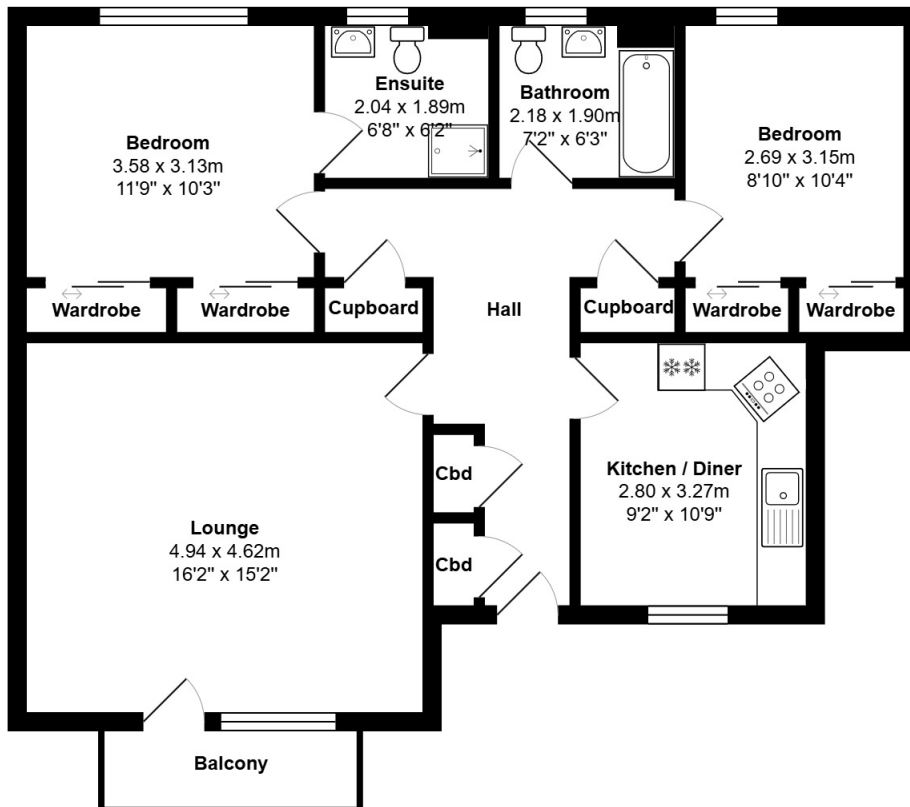
Located on a quiet residential street in an area of Hilton, this ground floor, self-contained two bedroom cottage apartment with disabled access and residents parking offers generous accommodation close to parks and everyday amenities.

Hilton Avenue is a quiet wide tree lined street which runs between Hilton Drive and Clifton Road in the north west of the city centre. The area has several local shops, schools for all age groups and a regular bus service to the city centre and beyond. Aberdeen University and the Foresterhill Health Campus are within easy reach and with the main Anderson Drive dual carriageway trunk road close by, easy access is afforded to the business sites across the city and suburbs, as well as the airport.





- Gas Central Heating
- Double Glazing
- Mains Drainage
- Self-Contained
- Two Double Bedrooms
- Wet Room and Bathroom
- Private Decked Balcony
- Residents Parking



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

Terms

Council Tax

Band D

EPC

Band C

Entry

By Arrangement

Viewing

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