



80 Hilton Terrace | Aberdeen | AB24 4HD

Immaculately Presented Two Bedroom Self Contained Upper Floor Flat

Offers Over £85,000

This bright and spacious TWO BEDROOM first floor flat forms part of a substantial four flatted apartment block in a popular location within easy reach of Aberdeen University, the ring road and the City Centre. Offering well proportioned living accommodation, the property is truly in walk in condition with light fresh neutral decor, new quality carpeting, gas central heating and double glazing. The lounge is a pleasant room with ample space for a variety of free-standing furniture and a high ingress of natural light. There are two good sized double bedrooms, one with a front aspect and one leading off the lounge overlooks the rear garden. The modern kitchen features a good range of wall and base mounted units with co-ordinating roll top work surface. There is an electric hob, oven and washing machine and space for a fridge freezer. Completing the accommodation is the immaculate bathroom which is fitted with a white suite and over the bath shower, the light aqua panelling completes the look.

There is a shared drying green to the rear with a further exclusive area of garden.

Hallway
11'2" x 2'0" (3.4m x .61m) approx.

Lounge
15'0" x 10'6" (4.57m x 3.2m) approx.

Kitchen
'0" x '0" (0m x 0m) approx.

Bathroom
10'7" x 8'6" (3.23m x 2.59m) approx.

Bedroom One
12'3" x 12'0" (3.73m x 3.66m) approx.

Bedroom Two
10'7" x 8'6" (3.23m x 2.59m) approx.

All carpets, light fittings and shades will remain as part of the sale along with any kitchen white goods

EPC Band C



Hallway



Lounge



Kitchen

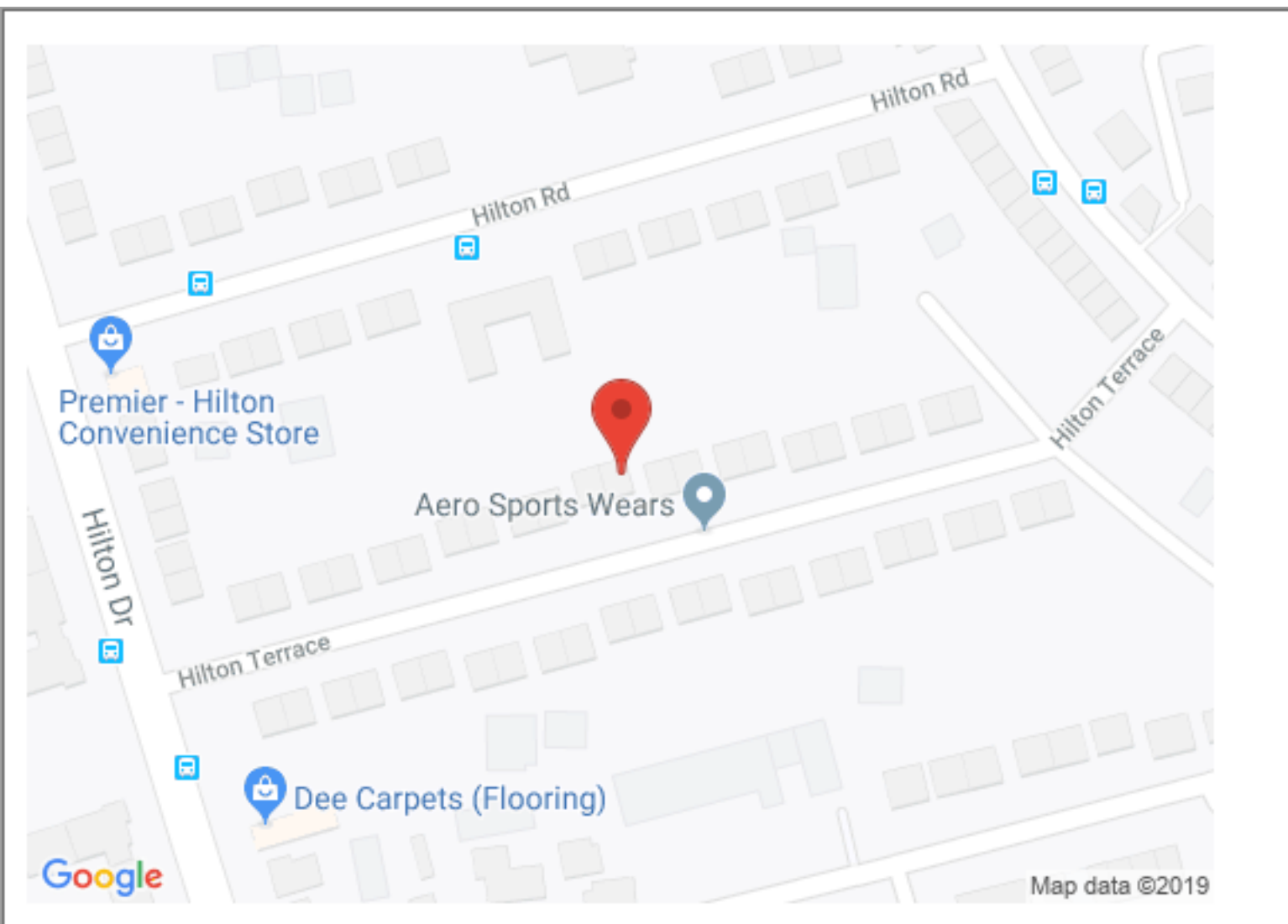


Bathroom



Bedroom

Property location



Directions:

Heading west on Westburn Road, turn right at the traffic lights onto Westburn Drive and, at the six-roads roundabout, take the third exit onto Hilton Drive. Turn right into Hilton Terrace

Location:

The Hilton area enjoys a convenient location within the City, close to many amenities including the retail parks at Berryden and Kittybrewster, the Hospital Complexes at Foresterhill and Cornhill, Aberdeen University, many community, recreational, and sporting facilities. Excellent road links and a regular transport service ensure ease of access to the City Centre, the oil related offices at Dyce and Bridge of Don, and Aberdeen International Airport

Ledingham Chalmers
Johnstone House, 52-54 Rose Street
Aberdeen AB10 1HA
Tel: 01224 632500 • Fax: 01224 408444
Email: property@ledinghamchalmers.com
Web: www.ledinghamchalmers.com

Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.