



80 Hilton Terrace
Aberdeen , AB24 4HD

**ledingham
chalmers**
estate agency



Lounge



Kitchen

**80 Hilton Terrace
Aberdeen , AB24 4HD**

**Immaculately presented two bedroom self
contained upper floor flat**

- Well Presented Upper Floor Flat
- Two Double Bedrooms
- Gardens and On Street Parking
- Fresh Decor Throughout
- Perfect First Time Buy
- Gas CH & DG



Two beds.



One bathroom.



One public room.

Immaculately presented two bedroom self contained upper floor flat

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.



Bathroom



Bedroom

Accommodation and plans

Hallway	11'2" x 2'0"	3.4m x .61m
Lounge	15'0" x 10'6"	4.57m x 3.2m
Kitchen	11'1" x 10'9"	3.38m x 3.28m
Bathroom	10'7" x 8'6"	3.23m x 2.59m
Bedroom One	12'3" x 12'0"	3.73m x 3.66m
Bedroom Two	10'7" x 8'6"	3.23m x 2.59m

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

Hilton enjoys a convenient location, 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.

Arrange a viewing

Viewing By Arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
4 Alford Place, Aberdeen
AB10 1YD

Tel: 01224 632500
property@ledinghamchalmers.com

[Icea.com](https://www.icea.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 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.

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