



140 Hilton Drive | Aberdeen | AB24 4NH

Two Bedroom Ground Floor Self Contained Flat with Parking

Offers Over £90,000

Located in a popular residential area, we offer for sale this two bedroom ground floor self contained flat. Although the property would benefit from some modernisation, it offers well proportioned accommodation with excellent potential for the purchaser to make their own.

The property is entered via it's own front door to the side of the building, giving way to the hallway which boasts a large walk-in storage cupboard.

The lounge is situated to the front of the home with a central fireplace and twin windows overlooking the front of the property.

The kitchen is fitted with wall, base and drawer units overlaid with roll front work surfaces and incorporating a gas hob and electric oven.

The two double bedrooms are both of good size with space for free-standing furniture, with the larger of the two also benefiting from built-in and fitted storage.

Completing the home is the bathroom with three piece suite comprising W.C., wash hand basin and bath.

Outside, the rear garden is mainly laid with patio for ease of maintenance, with a greenhouse and timber shed which are to remain. A further shared drying green lies to the rear of the exclusive garden. To the front of the home, the gated driveway is laid with lock-block and provides convenient off-street parking.

ACCOMMODATION

Lounge

14'6" x 12'6" (4.42m x 3.81m) approx.

Kitchen

11'0" x 10'6" (3.35m x 3.2m) approx.

Bedroom

12'8" x 11'9" (3.86m x 3.58m) approx.

Bedroom

12'8" x 8'2" (3.86m x 2.49m) approx.

Bathroom

7'3" x 4'6" (2.21m x 1.37m) approx.

To be included in the sale are all fitted floor coverings, curtains, blinds, light fittings and shades together with the white goods.

Gas Central Heating

Double Glazing

EPC Band C



Lounge



Lounge



Kitchen



Bedroom 1



Bedroom 1



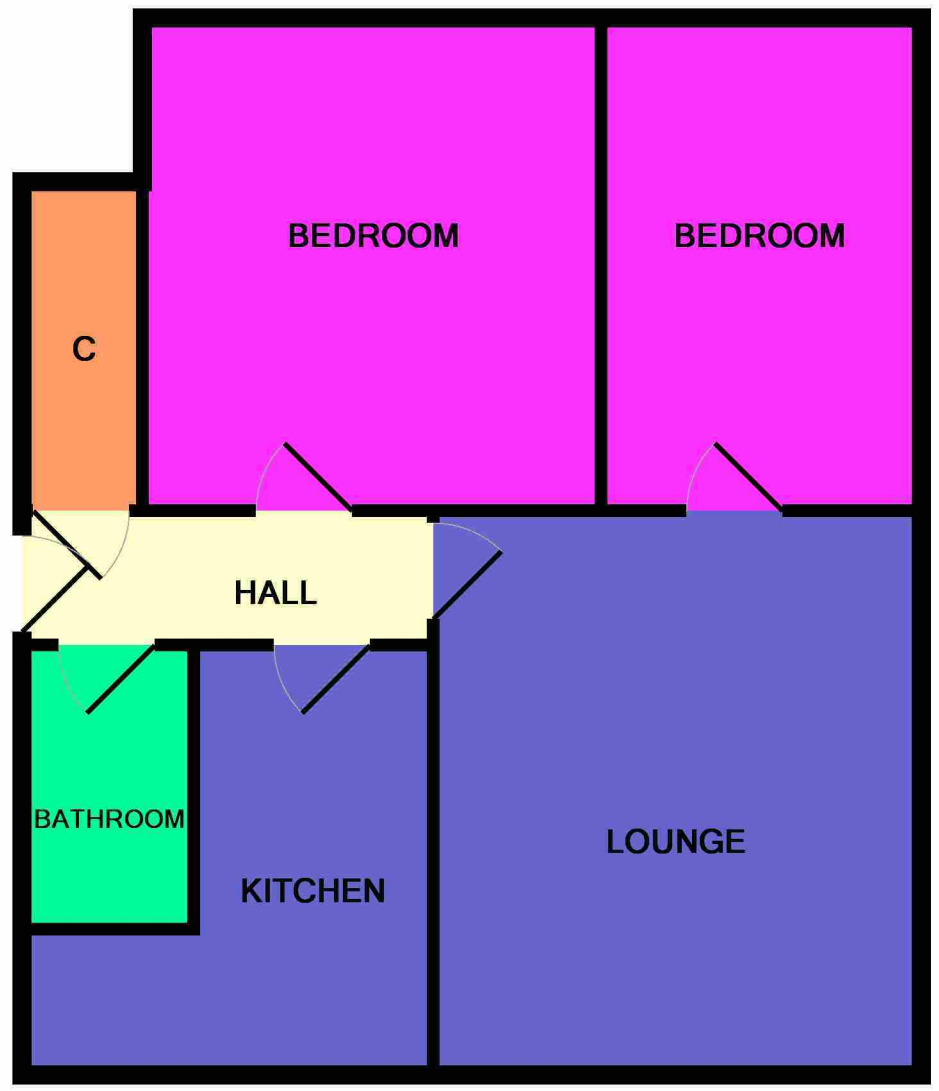
Bedroom 2



Bathroom

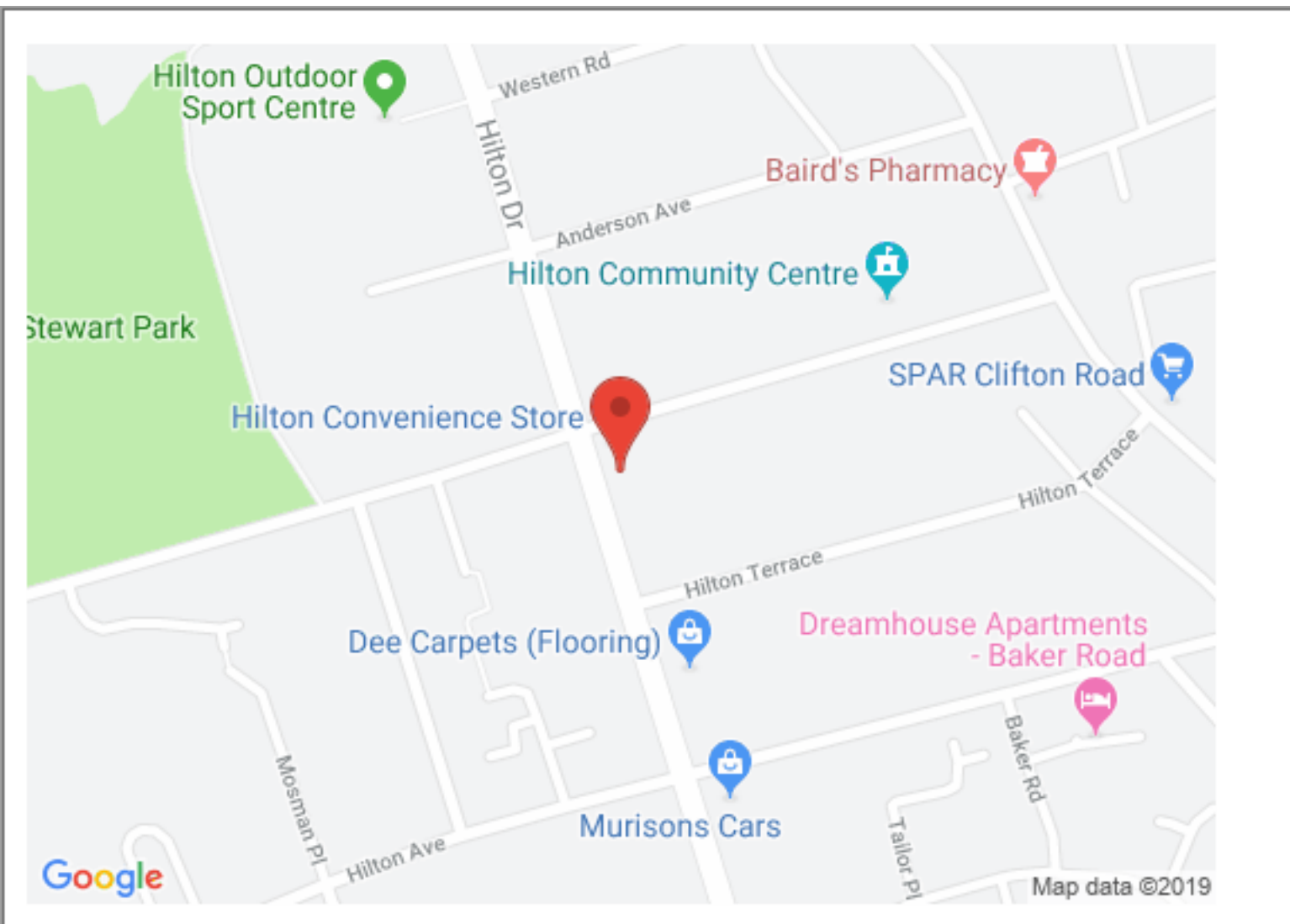


Garden



Floorplan

Property location



Directions

Travelling from the city centre via Westburn Drive continue to the six roads roundabout and take the third exit onto Hilton Drive. Number 140 is situated a good distance along on the right hand side.

Location

Hilton Drive is conveniently positioned within easy reach of Aberdeen City Centre by car or bus, and is within walking distance of a wide range of local amenities. These include the Sainsbury supermarket and other retail outlets at Berryden, Tesco 24-hour supermarket at Danestone, Westburn and Victoria Parks, a public transport service on the doorstep, primary and secondary schools, and the Hospital Complexes at Cornhill and Foresterhill. The main arterial route through the City, which allows ease of access to Aberdeen International Airport and the oil related offices at Bridge of Don and Dyce, is a short distance away.

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.