



21 Hammerman Drive,
Aberdeen, AB24 4SF

Offers over **£185,000**

**ledingham
chalmers**
estate agency



Hallway



Kitchen / Lounge / Diner



Kitchen / Lounge / Diner

**Two bedroom first floor executive apartment
with balcony**



Two beds.



Two bathrooms.



One public room.

Forming part of the sought after Hilton Campus Development by Cala Homes, this spacious two bedroom first floor executive apartment is ideally placed for access to Aberdeen City Centre, Aberdeen University and Aberdeen Royal Infirmary.

Decorated to a high standard in neutral tones with quality new carpets and enjoying the comforts of Gas Central Heating and Double Glazing, the property has lift access and is protected by a Security Entrance System.

The generous accommodation comprises of a roomy L-shaped hallway which provides access to all rooms and the security door entry phone. There are two fantastic storage cupboards, one housing the gas and electricity meters.

The lounge is set on open plan with the kitchen and is a very well proportioned room with a bright airy outlook to the front of the property. The lounge area provides access to a large secluded wrap around balcony.

The attractive, well equipped kitchen area is fitted with a range of quality units at eye and base level with wood finish to units and stone effect worktops with tiled splashback behind. There are a range of appliances, all of which are to be included as part of the sale including gas hob, extractor, electric oven and fridge-freezer.



Kitchen / Lounge / Diner



Bedroom



Bedroom

The main bedroom is a well-proportioned double bedroom which enjoys a front facing aspect and benefits from excellent storage via the built-in double wardrobe which provides ample hanging and shelf space. The room also boasts an en suite shower room which is fitted with an oversized shower cabin with mosaic tiling, white wash hand basin and WC. There is also a shaver point, extractor fan and heated towel rail.

Bedroom two is a further well-proportioned double bedroom which enjoys an outlook to rear courtyard. The room boasts a built-in double wardrobe which provide ample hanging and shelf space and a further storage cupboard

The main bathroom is fitted with a three piece white suite comprising electric shower over bath, WC and wash hand basin, shaver point, extractor fan and heated towel rail.

A formal factoring arrangement is in place for the upkeep of the building and surrounding area of which the property forms part.

Externally, there is a secure underground car park with gate and lift access and a secure bicycle store and refuse bin area.



En Suite

Accommodation

Kitchen / Lounge	13'9" x 24'5"	4.19m x 7.44m
Bedroom	10'4" x 13'10"	3.15m x 4.22m
En Suite	6'1" x 8'9"	1.85m x 2.67m
Bedroom	13'6" x 11'9"	4.12m x 3.58m
Bathroom	8'3" x 6'8"	2.52m x 2.03m



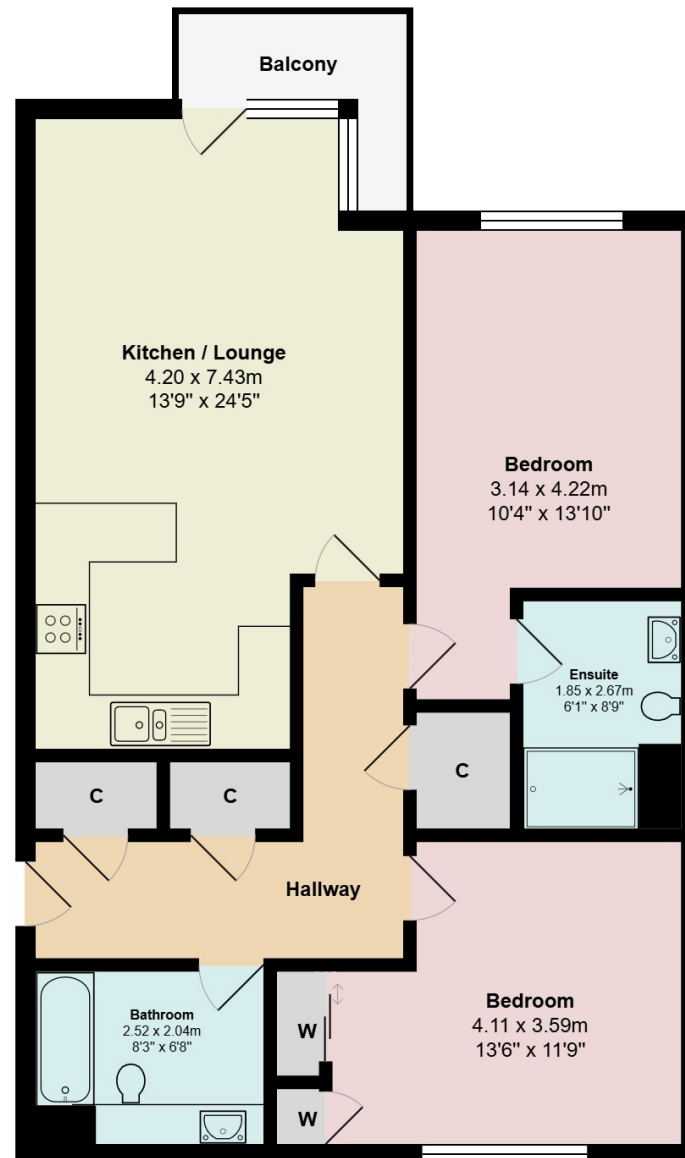
Bathroom



View from Balcony

Floorplan

21 Hammerman Drive



Directions

Travelling along Hilton Drive from the city centre, turn right onto Hammerman Avenue and Hammerman Drive is located on the right with number 21 located on the left within the courtyard area.

Location

The Campus Development at Hilton is situated in an area close to many arterial routes and accordingly most parts of the city are readily accessible. The area is well served by local shops and public transport facilities and is extremely convenient for Foresterhill Hospital and for the Aberdeen University Campus at Old Aberdeen.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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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.