



**32 Hilton Avenue**  
Aberdeen AB24 4RE

**ledingham  
chalmers**  
estate agency





Lounge





Balcony

## Immaculately presented executive upper three bedroom apartment with balcony

- Executive three bedroom apartment
- Ready to move into condition with immaculate decor
- Principal bedroom boasts a modern ensuite
- Residents' parking located to the rear
- Exclusive bike store, also to the rear
- Peaceful setting, with excellent transport links



Kitchen



**Three** beds.



**Two** bathrooms.



**One** public room.

**We are delighted to offer for sale this well presented self-contained three bedroom upper apartment situated within a modern residential development that lies to the north west of the city centre.**

This property offers excellent open plan living with wrap around balcony located off the lounge, and with floor to ceiling windows there is an abundance of natural light.

The property is in immaculate order throughout, the rooms are well proportioned and presented to a high specification, with tasteful and neutral decoration, co-ordinating flooring and excellent storage. It is worth noting the property has been recently redecorated, making it an ideal property for any buyer to move into with the utmost of ease.

The property benefits from its own private entrance, with private entrance hallway and staircase to the upper level where all of the accommodation is located. Within the central hallway there are two large storage cupboards, with one housing the washing machine, along with a loft hatch which gives access into the spacious attic space above. All rooms are located off the hallway, with both the security entry handset and alarm control panel being wall mounted.

The spacious lounge enjoys floor to ceiling windows to two walls, making the most of the south east aspect, with glazed door giving access to the wrap around balcony which boasts generous proportions allowing for outdoor furniture. The lounge is a large room which has a light and airy feel with there being ample space for an area for dining as and if required.



Principal bedroom



Ensuite





Bedroom



Bedroom/study

The kitchen features a great range of light taupe fronted wall, tall and base storage units with co-ordinating wood effect work tops and tiled splashbacks. Integrated appliances include a gas hob, electric oven, stainless steel extractor, integral fridge/freezer and dishwasher. The boiler is located in the far right unit, with there being ample space for an area for dining. The kitchen area is floored with quality vinyl.

There are two double bedrooms, both with built-in wardrobes and peaceful rear or side aspects. The principal bedroom benefits further from a modern ensuite shower room comprising shower enclosure, storage vanity unit with inset sink and concealed cistern wc with mirrored storage above. An additional single bedroom is located to the front of the property and has most recently been used as a home office. There is a built-in cupboard which can be found above the staircase and is fitted with a rail and shelving.

The layout is completed by a family bathroom with shower over the bath and built-in vanity storage with inset sink and concealed cistern wc. The room is completed by a wall mounted mirrored storage unit.

The development is set within beautiful, mature landscaped grounds with areas of lawn, mature trees and shrubs. There are bike stores, with one being allocated to the property. The mutual areas are maintained on contract for an annual fee. Unallocated parking is located to the rear of the block and is used by residents and their visitors.

This executive apartment would be an excellent purchase for a professional singleton or couple looking for a stylish apartment with parking and well maintained communal grounds. Early inspection is highly recommended to appreciate the excellent standard of accommodation.

Accommodation

Lounge	19'10" x 16'10"	6.05m x 5.13m
Kitchen Diner	14'3" x 8'7"	4.34m x 2.62m
Bedroom	14'10" x 10'2"	4.52m x 3.1m
Ensuite	7'10" x 5'11"	2.39m x 1.8m
Bedroom	11'4" x 8'9"	3.46m x 2.67m
Bedroom	8'5" x 11'7"	2.57m x 3.53m
Bathroom	7'2" x 8'9"	2.18m x 2.67m



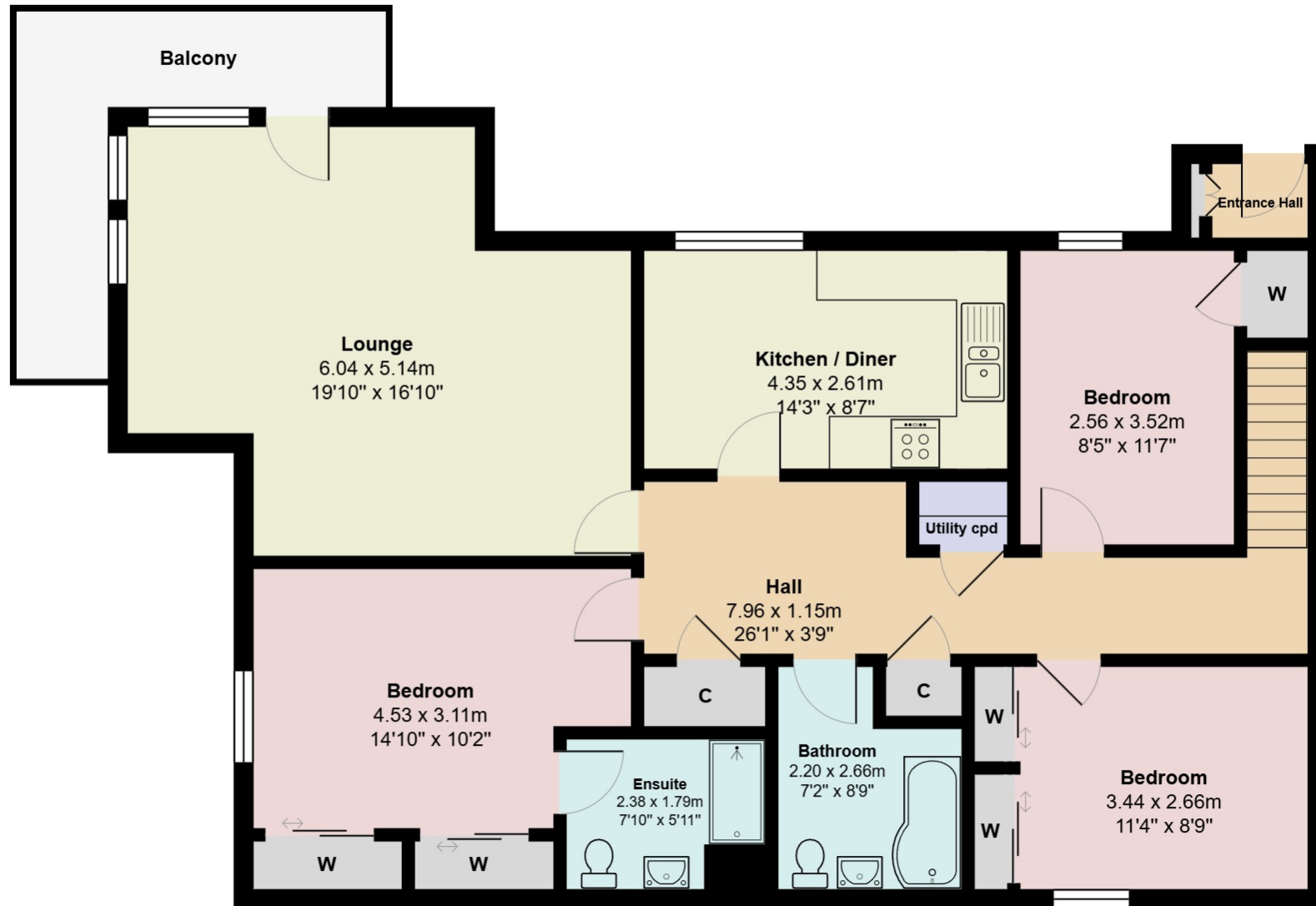
Bathroom



Residents' car park



## Floorplan 32 Hilton Avenue



## Directions

From the east end of the city's Union Street, continue on to King Street then turn left at the roundabout on to St Machar Drive. Cross over the first roundabout and at the next roundabout take the second exit on to Leslie Road. Turn right on to Clifton Road then second left on to Hilton Avenue. Number 32 is located on the right handside within the modern built development just after the turning for Baker Road.

## Location

The Campus is an innovative development of stylish homes built in the grounds of a former university Campus. The development offers a range of luxury apartments, townhouses and detached homes. The Campus is located in the well established residential district of Hilton which lies to the north west of Aberdeen city centre, an area well served by local shops, schools, and a regular bus service. Aberdeen University Kings College Campus, Foresterhill Hospital Health Campus and Woodhill House are all within easy reach.

## 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.