



**73 Hilton Road,**  
Aberdeen, AB24 4HR

**ledingham  
chalmers**  
estate agency



Hallway



Lounge



Lounge

## Two bedroom self contained ground floor flat

- Self contained ground floor apartment
- Gardens to both front and rear
- Ample on street parking available
- Two good sized Double Bedrooms with quiet aspect
- Well equipped Kitchen with appliances included
- Bright and airy Lounge overlooking the front



**Two** beds.



**One** bathroom.



**One** public room.

**Situated in a popular city location, convenient for Aberdeen Royal Infirmary and Aberdeen University, this two bedroom ground floor self contained flat offers well proportioned, bright and airy accommodation throughout.**

Presented in neutral decor, this well proportioned property benefits from gas central heating and double glazing and all floor coverings, light fittings and kitchen appliances are included in the sale price.

The internal accommodation includes a welcoming entrance hallway which is laid in laminate flooring and leads through to all remaining accommodation.

The spacious lounge with picture window to front is decorated in neutral tones with co-ordinating laminate flooring and allows space for a variety of both living and dining furniture.

A well equipped kitchen is complete with base and wall units with co-ordinating work surfaces incorporating a stainless steel sink and drainer and a range of kitchen appliances, all of which are to be included as part of the sale.



Kitchen



Kitchen



Bedroom



Bedroom

There are two good sized bedrooms, both decorated in neutral decor and both rooms enjoying a quiet aspect to the rear. Both bedrooms boast generous proportions allowing space for a variety of freestanding bedroom furniture.

The tiled bathroom comprises of a shower over the bath, WC, wash hand basin and opaque window.

There are gardens to both the front and rear and a shared rear drying green is available to use. There is ample on street parking directly available outside the property.

Internal viewing is recommended to fully appreciate the fantastic location on offer.

## Accommodation

Lounge	13'1" x 14'11"	3.99m x 4.55m
Kitchen	6'4" x 10'7"	1.93m x 3.23m
Bedroom	12'7" x 11'3"	3.84m x 3.43m
Bedroom	8'10" x 13'5"	2.69m x 4.09m
Bathroom	4'5" x 7'11"	1.35m x 2.41m



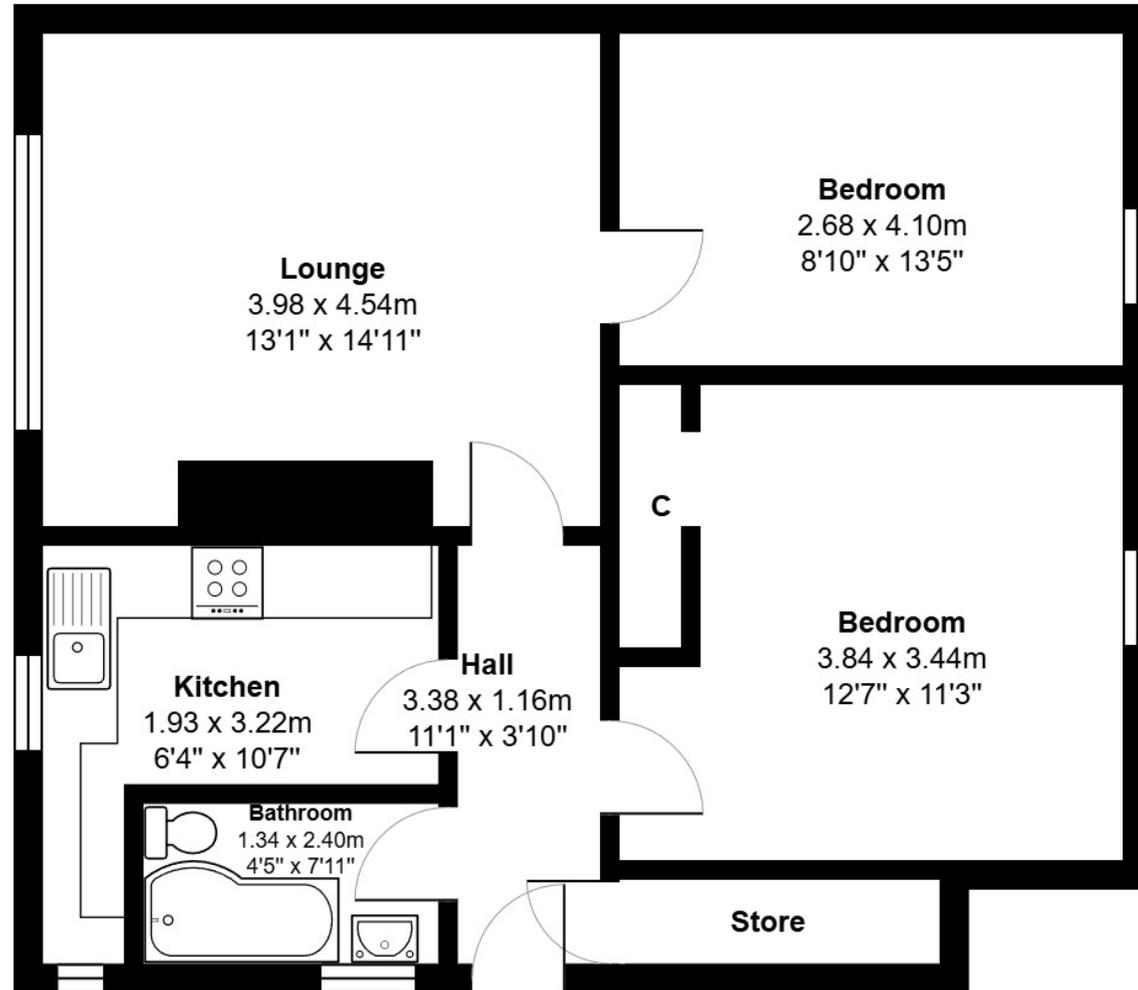
Bathroom



Rear Garden

Floorplan

73 Hilton Road



## Directions

From the west end of Union Street, turn right onto Rose Street and continue through the set of traffic lights onto Esslemont Avenue. At the traffic lights, at the T-Junction, turn left onto Rosemount Place and continue straight ahead until the second set of traffic lights and turn right onto Argyll Place. Continue straight ahead at the next set of traffic lights and at the roundabout take the third exit on the left onto Hilton Drive. Continue on this road and Hilton Road is on the right hand side.

## Location

Hilton Road is located in a popular area which is conveniently situated for access to various parts of the City, It is well placed for nearby Foresterhill Hospital, the University, the Airport and a range of business related units including offices at Bridge of Don, Dyce, Kingswells and Westhill as well as within the City where a wealth of amenities can be found. A wide range of shopping facilities is available in the vicinity at both Berryden where a Sainsbury's superstore is located and at Kittybrewster. The location is also well served by public transport facilities and close to a choice of parks including Victoria and Westburn Parks and there are many other attractions within easy walking distance, Primary schooling is available at Kittybrewster Primary School with secondary education at St Machar Academy. Aberdeen's Ring Road is close at hand linking up with various other arterial routes including the AWPR facilitating access to all

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.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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