

**349 Hilton Drive,  
Aberdeen, AB24 4PR**


**Price Around  
£99,000**

ASPC ref : 341874

 2  1  1 55 m<sup>2</sup> EPC **D** Council Tax Band **B**



**Arrange a viewing**

 **07703 409208**

**James & George Collie**  
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Property features:

 Central heating	 Garden	 Parking
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A SPACIOUS AND WELL APPOINTED TWO BEDROOM FIRST FLOOR FLAT SITUATED IN A WELL ESTABLISHED RESIDENTIAL AREA.

TWO DOUBLE BEDROOMS. DOUBLE GLAZING. LOUNGE DINER. GAS CENTRAL HEATING. KITCHEN. EXCLUSIVE GARDEN AREA. SHOWER ROOM. EPC RATING D

We are delighted to bring to the market this spacious and well appointed **TWO BEDROOM FIRST FLOOR FLAT** within a four flatted building and situated in a well established residential area. The property has generous sized rooms, is decorated neutrally and enjoys the comforts of gas central heating and double glazing.

**The accommodation comprises:** vestibule leading into a spacious hallway which gives access via a Ramsay ladder into the partially floored loft; bright and airy lounge / diner with ample space for soft and dining furniture; kitchen with a good range of white wall and base units with coordinating worktops and white tile splash back, stainless steel circular sink, free standing electric cooker and fridge freezer, under

counter washing machine, tumble dryer (all to remain) and central heating boiler situated on the wall; two bedrooms both of generous size with built-in wardrobes fitted with mirror sliding doors and also allowing ample space for free standing furniture; shower room fitted with a modern white suite comprising shower cubicle with aqua panelling surround, WC and hand / wash basin.

Outside, there is an exclusive garden area with a wooden garden shed (to remain) laid with plants and shrubs, plus a shared drying green. On street parking is available, a parking permit is not required.

Hilton Drive is one of the main arterial routes to the city and with the Aberdeen Ring road being located nearby most parts of the city are readily accessible. The area is well served by local shops and by public transport facilities and is extremely convenient for Aberdeen University and Foresterhill Hospital and also for the Airport and the oil related offices at both Dyce and Bridge of Don.

**DIRECTIONS** From the West End of Union Street continue straight ahead onto Alford Place and turn right into Rubislaw Place. At the T-junction turn left onto Waverly Place and follow the road round onto Albert Street continuing through the traffic lights at Craigie Loanings and onto Argyll Place. Continue through the next traffic lights onto Westburn Drive and at the roundabout take the third exit onto Hilton Drive. Number 349 is located on the left hand side.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/341874/349-Hilton-Drive/Aberdeen/>

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