

235 Hilton Drive,
Aberdeen, AB24 4NB

Fixed Price
£100,000

 **2**  **1**  **1**   **61 m²** EPC **D** Council Tax Band **TBC**

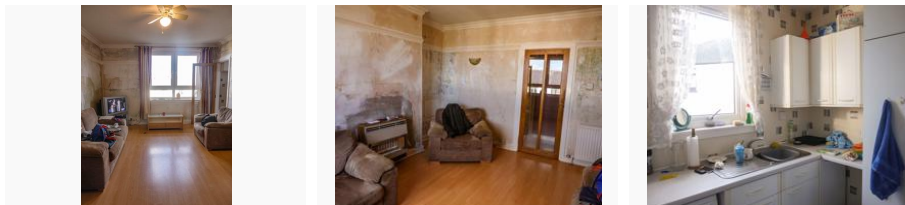


Contact Solicitor

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Features



Garden

Description

This **top floor flat** is situated in the popular residential Hilton area of Aberdeen. The flat is on a regular bus route into the City Centre with easy access to Aberdeen University and Foresterhill Hospital. The property is also in close proximity to Anderson Drive providing easy access to the industrial estates at Dyce and Bridge of Don. The property is within walking distance to local shops and in close proximity to Primary and Secondary schools. The property is well-proportion with gas central heating and double glazing throughout.

Accommodation:

HALL: Long hall with laminate flooring, radiator, smoke detectors, ceiling light and coat pegs. Cupboard housing electric meter and fuse box. Glass pain door leading through to lounge and assess to bedrooms and bathroom.

LOUNGE: 15'1" x 12'0". Bright and airy room with window to the front with curtain. Wall mounted gas fire with back boiler. Laminate flooring, radiator and ceiling fan light. Door leading through to Kitchen.

KITCHEN: 7'1" x 9'1". Window to the side of the property. Fitted with base and wall units providing ample storage accommodation. Contrasting worktops incorporating stainless steel sink with mixer tap and drainer with tiled splashbacks. Plumbed for automatic washing machine. Xpelair fan, radiator and ceiling light fitting.

BATHROOM 5'5" x 6'2". Window with frosted glass to side of property. Fitted with a white w.c and wash hand basin incorporated within vanity storage unity. Large corner shower cubicle. Tiled flooring and wet walled throughout. Wall mounted mirror, light, radiator and two towel rails.

BEDROOM 1 12'0" x 11'1". Spacious room with window to rear with curtains. Two built-in wardrobes and over bed storage. Fitted carpet, radiator and ceiling light fitting.

BEDROOM 2 12'0" x 9'7". Window facing the rear of the property. Radiator, light and air vent.

OUTSIDE: Shared garden to the rear of the property with two exclusive storage shed. On street parking is available.

EXTRAS All carpets, curtains, floorcoverings and light fittings will be included in the sale. The property has gas central heating and double glazing throughout.

COUNCIL TAX BAND E

EPC RATING – D



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<https://www.aspc.co.uk/search/property/337429/235-Hilton-Drive/Aberdeen/>

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