

# 46 Hilton Terrace, Aberdeen, AB24 4HD

Price Over  
**£75,000**

**Under offer**

 **2**  **1**  **1**   **60 m<sup>2</sup>** EPC **D** Council Tax Band **D**



## Contact Solicitor

Alex Hutcheon & Company Ltd  
248 Union Street (Sales)  
Aberdeen  
AB10 1TN

01224-623400

[property@mortgageandproperty.co.uk](mailto:property@mortgageandproperty.co.uk)

<http://www.mortgageandproperty.co.uk>



## Features



Garden

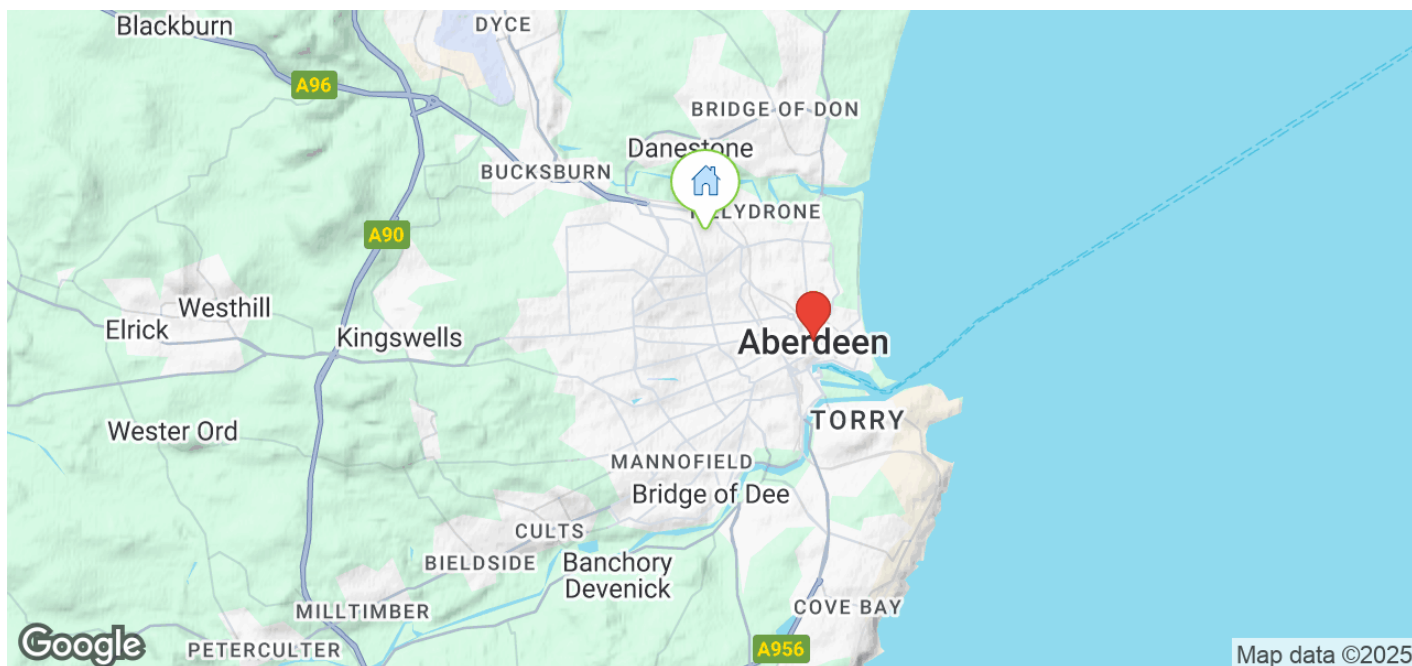
## Description

Situated in a popular established residential area, this **Self Contained Lower Flat** of a block of four properties represents excellent value for money and also enjoys the benefits of Gas Central Heating and Double Glazing. Some carpets, curtains, blinds and light fittings are to be included in the price.

**Location** Hilton Terrace is situated in an area well served by local shops and by public transport facilities with the location also being extremely convenient for Aberdeen University and for Foresterhill Hospital. The location also offers relatively easy access to the Airport and the oil related offices at Bridge of Don, Dyce and Kingswells.

## 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 Waverley 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, Hilton Terrace is fourth on the right.



## Accommodation comprises

**Hall:** With exterior door with glazed panels, coat rack, deep storage cupboard.

**Lounge:** 4.57m x 3.88m (15' x 12'9") approx. Nicely proportioned bright, airy Lounge with marble fireplace and hearth with wooden surround, TV point, meter cupboard and new floor finishings.

**Kitchen:** Well equipped Kitchen with base and wall units with Beech doors with stainless steel handles and co-ordinating work surfaces with matching upstands, integrated Four Ring Ceramic Hob with Electric Oven below and Extractor above, wall mounted central heating boiler, stainless steel sink unit with mixer tap, fittings for plumbing in an automatic washing machine, cooker control point, brand new vinyl flooring, folding dining table. NB. The Zanussi Washing Machine and the Proline Fridge are both to be included in the price.

**Bedroom:** 3.65m x 3.55m (12' x 11'8") approx. Double Bedroom to rear with storage cupboard, TV point.

**Bedroom:** 3.96m x 2.51m (13' x 8'3") approx. Double Bedroom to rear with curtain pole.

**Bathroom:** With white suite, tiled splashbacks, fitted thermostatic shower over bath, shower rail, curtain and brand new vinyl flooring.

### (Other Information)

Some carpets and other floor finishes, curtains, blinds and light fittings are to be included.

### (Outside)

Garden to front laid out mainly in lawn with privet hedge. Shared Drying Green to rear.

**View this property here**

<https://www.aspc.co.uk/search/property/350032/46-Hilton-Terrace/Aberdeen/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.





# Broadband speed

✓

Ultrafast

You can get up to **1800 Mbps** average speed at this postcode.

# Mobile coverage

	Indoor		Outdoor	
	Voice	Data	Voice	Data
	✓ Limited	✓ Limited	✓ Likely	✓ Likely
	✓ Likely	✓ Likely	✓ Likely	✓ Likely
	✓ Likely	✓ Limited	✓ Likely	✓ Likely
	✓ Limited	✓ Limited	✓ Likely	✓ Likely



This information is a prediction and actual services may be different depending on my circumstances and precise location. Provided by Ofcom, last retrieved on 13/12/2024. 5G coverage is not included in this data.

The data displayed on broadband coverage availability uses source data from Ofcom. The predicted speeds provided in the API data are provided by the leading UK ISPs. We understand that Ofcom did not receive data for every premise in the UK, and that Ofcom continue to work with industry to fill in the gaps. If no predictions are shown for your address, this does not necessarily mean broadband is not available and we suggest that you check availability on the ISP websites.

The data displayed on mobile coverage availability uses source data made available by Ofcom which is based on data from the mobile operators about how strong they think signal levels are at every location in the UK. Each mobile operator has a slightly different approach to displaying coverage on its own map, including assumptions on the handsets used, levels of call reliability and the expected signal loss when indoors or in car. Because Ofcom brings all mobile operator data together in a single place and holds it to a single, independent standard, the mobile coverage availability information above may display different levels of coverage than those seen on the operators' websites. We would therefore recommend you also check the mobile provider's coverage checker. Mobile coverage data is created by coverage modelling, and since this is based on computer predictions is not error free.

Ofcom update the source data regularly (every month) and the mobile network operators update theirs, but there may be times when the maps are based on slightly different data and therefore show different coverage.

For further information about the Ofcom APIs, read their FAQs available [here](https://www.ofcom.org.uk/siteassets/resources/documents/research-and-data/broadband-research/api-faqs?v=323603).