

**Flat L, 11 Back Hilton Road,**  
Aberdeen, AB25 3SS

Price Over  
**£100,000**

**Under offer**

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

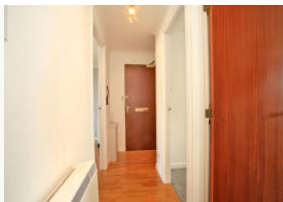
**Contact Solicitor**

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**Features**

**Description**

Forming part of a modern yet established residential development, this **SECOND FLOOR FLAT** represents excellent value for money and offers a pleasant bright airy living environment. The flat is in good order and amongst its added features enjoys the benefits of Security Entry, Electric Heating, Double Glazing, a Dining Kitchen within which the integrated and free standing appliances are to be included and has Private Parking Facilities. This particular property will undoubtedly represent an excellent purchase for first time buyers, student purchasers and letting investors.

Back Hilton Road is situated in an area well served by local shops and by public transport with excellent shopping facilities at the Berryden retail outlet which includes a Sainsburys superstore and a nearby retail outlet at Kittybrewster. Most parts of Aberdeen city are readily accessible by a variety of arterial routes including the Aberdeen Ring Road which can be accessed nearby with the location being particularly convenient for Aberdeen Royal Infirmary and for the Aberdeen University campus at

Old Aberdeen. The location also offers easy accessibility to the Airport and the oil related offices at both Bridge of Don and Dyce.

**DIRECTIONS** From Union terrace Head north west towards Rosemount Viaduct. Then turn left into Rosemount viaduct. Continue onto south mount street and then turn right into Rosemount place. At the roundabout take the first left exit onto skene Square. Then proceed further along skene Square and then progress along Berryden Road which continues on to Back Hilton Road.

#### **THE ACCOMMODATION COMPRISES:-**

**HALL:** Hall with light Oak flooring, telephone for security door locking system, meter cupboard, double spotlight, smoke alarm.

**LOUNGE: 14'8" x 12' approx.** Nicely proportioned bright airy Lounge with pleasant sunny aspect, light Oak flooring, coving, curtain pole, central light fitment, TV point, telephone point.

**DINING KITCHEN: 10'10" x 9'3" approx.** Dining Kitchen with a range of base and wall units with coordinating work surfaces with tiling above, integrated Four Ring Electric Hob with Electric Oven below and Extractor above, fittings for plumbing in an automatic washing machine, space for fridge/freezer, airing/linen cupboard, light Oak flooring, AMPLE SPACE FOR DINING. N.B. The Hotpoint Automatic Washing Machine is to be included in the price.

**BEDROOM: 11' x 8'6" approx.** Double Bedroom to rear with large fitted wardrobe with shelves, hanging space and two sliding mirrored doors, curtain pole.

**BEDROOM: 9'4" x 8'6" approx.** Double Bedroom to rear again with fitted wardrobe with shelves and hanging space, curtain pole.

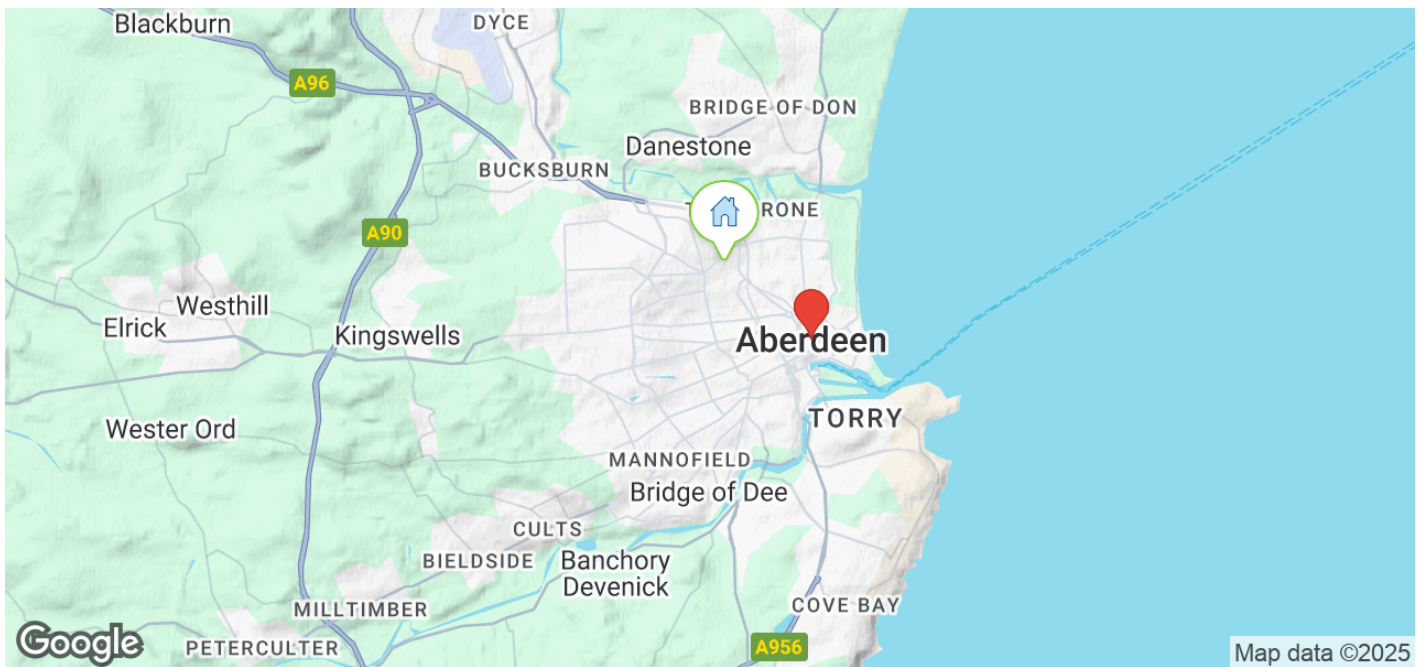
**BATHROOM:** Bathroom with white suite, tiled splashback, fitted Mira electric shower over bath, glazed shower screen, triple spotlight, illuminated wall mirror, heated towel rail, extractor fan, vinyl flooring.

**GENERAL:** The light Oak and other floor finishes, curtains and light fitments are to be included in the price.

#### **(OUTSIDE)**

**PARKING:** Private Parking Facilities for residents and visitors.

**EPC BANDING:** "D"



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<https://www.aspc.co.uk/search/property/356469/Flat-L--11-Back-Hilton-Road/Aberdeen/>

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