



GROUND FLOOR APARTMENT

29 HILTON STREET
ABERDEEN, AB24 4QT

VESTIBULE
HALL
LOUNGE
DINING ROOM
KITCHEN
2 DOUBLE BEDROOMS
BATHROOM
GARDENS TO FRONT AND REAR
GAS C.H. & D.G



**GAVIN BAIN
& COMPANY**
Solicitors & Estate Agents



Offers Over

£150,000

We are delighted to offer for sale this spacious Two Bedroom Self Contained Ground Floor Apartment which has been decorated and finished to a high standard by the current owner and provides spacious accommodation all on one floor. Tastefully presented in neutral tones throughout with natural wood flooring in many rooms the property further benefits from the retention of many original features including ornate ceiling corning, high skirtings, a bay window in the lounge together with fireplaces in both the lounge and dining room. The property further benefits from gas fired central heating, fully double glazing and a good sized home office/workshop providing a versatile work space.

Entered by a solid wood door with a stained glass fan light the entrance vestibule has been decorated in neutral tones and finished with laminate wood flooring, a wall light and has a further etched glass door leading to the spacious and welcoming hallway, off of which there is a large walk in, partially shelved storage cupboard. The generously proportioned, bright and airy lounge enjoys a pleasant aspect to the front of the property by way of a large bay window. Tastefully presented the lounge features natural wood flooring, high skirting's, ornate corning and a feature fireplace. Overlooking the rear garden the large dining room provides a versatile space which could be used for a number of purposes. Decorated in neutral tones this room also features natural wood flooring and a beautiful cast iron fireplace with carved wooden mantel. Both bedrooms are of generous proportions whilst the centrally situated bathroom has been extensively tiled and fitted with a modern three piece white suite with aqua panelling and a shower fitted above the bath and glass fronted vanity units around the wash hand basin.

LOCATION

Hilton Street resides within an established residential area of the city, offering convenient access to Aberdeen Royal Infirmary, Royal Cornhill Hospital, the University of Aberdeen, and North East Scotland College. Nearby amenities include Sainsbury's supermarket at Berryden and Kittybrewster Retail Park, along with various recreational facilities and parks. Primary and secondary schools are within a short walking distance. The property enjoys easy access to Aberdeen's main ring road, and nearby public transport services facilitate quick and convenient travel to most parts of the city.

VESTIBULE

HALL

LOUNGE

DINING ROOM

KITCHEN

DOUBLE BEDROOM 1

DOUBLE BEDROOM 2

BATHROOM

4.92m x 4.06m (16' 2" x 13' 4") approx
4.92m x 2.13m (16' 2" x 11' 3") approx
2.74m x 2.23m (9' 0" x 7' 4") approx
4.01m x 2.81m (13' 2" x 9' 3") approx
3.86m x 2.36m (12' 8" x 7' 9") approx
3.86m x 1.06m (12' 8" x 3' 6") approx

OUTSIDE

To the front of the property there is a small area of garden which has been finished with granite chippings for ease of maintenance. The shared rear garden is mainly laid to lawn. The property also benefits from an exclusive raised wooden deck area together with a good sized Office/Workshop 2.64m x 2.18m (8' 8" x 7' 2") approx. which is fully floored and lined and is fitted with power and light and a central heating radiator together with a range of fitted storage space with roll front worksurfaces and desk area providing an ideal space for a home office.

DIRECTIONS

From Powis Place, follow the A96 and keep left onto Clifton Road. At the junction with Hilton Street turn right and no 29 is located on the right hand side of the road.

VIEWING

By contacting Selling agent.

Disclaimer

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the particulars.



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