



SEMI-DETACHED DWELLINGHOUSE

44 HILTON AVENUE
ABERDEEN, AB24 4RE

HALL
CLOAKROOM
LOUNGE
DINING KITCHEN
UTILITY ROOM
UPPER HALL
MASTER BEDROOM
EN SUITE SHOWER ROOM
3 FURTHER DOUBLE BEDROOMS
BATHROOM
INTEGRAL GARAGE
DRIVEWAY
LARGE GARDEN TO REAR
GAS C.H. & D.G



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



Offers Over

£320,000

Enjoying a pleasant location in the quiet Hilton area of the City, we are delighted to offer for sale this exceptionally spacious Four Bedroom Semi-Detached Dwellinghouse has been built to a high standard by respected local builders Cala Homes. Tastefully presented throughout the property benefits from gas fired central heating, is fully double glazed and has a security alarm.

Entered by a spacious and welcoming entrance hallway, presented in neutral tones with laminate wood flooring and a large understair storage cupboard and stylishly presented cloakroom fitted with a modern two piece white suite. The exceptionally bright and airy lounge has been decorated and carpeted in neutral tones and enjoys a south facing aspect to the front of the property, whilst the exceptionally spacious dining kitchen enjoys a pleasant aspect over the private rear garden with French Doors leading to the paved patio area. Providing ample space for a large dining table and chairs the kitchen has been fully fitted with a range of quality, modern base and wall units with co-ordinating worksurfaces and splashbacks and concealed under unit lighting. A range of quality integrated appliances include a stainless steel oven, microwave, gas hob and extractor hood, fridge/freezer and dishwasher. Completing the accommodation on the ground floor is a good sized utility room which gives access to both the rear garden and the integral garage. A carpeted staircase with wooden handrail leads to the galleried upper hallway which is fitted with a storage cupboard housing the hot water tank and an access hatch to the loft. All four bedrooms are of generous proportions and benefit from large fitted wardrobes, with the master bedroom also featuring a modern en suite shower room and a full length, south facing window, with Juliet balcony. The centrally situated family bathroom has been decorated and tiled in neutral tones and is fitted with a modern three piece white suite with separate corner shower enclosure.

LOCALITY

The property enjoys a pleasant location within the popular Hilton area of the city which is well served by local shops, is located only 5 minutes walk from Stewart Park and is close to many arterial routes, and accordingly most parts of the City are readily accessible, including Aberdeen Ring Road and excellent public transport facilities, making it extremely convenient for Foresterhill Hospital and for the Aberdeen University Campus at Old Aberdeen.



HALL
CLOAKROOM
LOUNGE
DINING KITCHEN
UTILITY ROOM
UPPER HALL
MASTER BEDROOM
EN SUITE SHOWER ROOM
DOUBLE BEDROOM 2
DOUBLE BEDROOM 3
DOUBLE BEDROOM 4
BATHROOM

2.13m x 1.21m (7`0" x 4`0") approx
 5.48m x 3.35m (18`0" x 11`0") approx
 7.31m x 3.35m (24`0" x 11`0") approx
 3.55m x 1.62m (11`8" x 5`4") approx

5.61m x 3.55m (18`5" x 11`8") approx
 2.87m x 2.18m (9`5" x 7`2") approx
 4.57m x 3.27m (15`0" x 10`9") approx
 3.47m x 3.35m (11`5" x 11`0") approx
 3.50m x 2.89m (11`6" x 9`6") approx
 2.59m x 2.05m (8`6" x 6`9") approx



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Gavin Bain & Company
 432 Union Street
 Aberdeen
 t: 01224 623040
 f: 01224 623050
 e: info@gavin-bain.co.uk
www.gavin-bain.co.uk

OUTSIDE

A loc bloc driveway to the front of the property provides parking for several cars and leads to the Single Integral Garage which is fitted with power and light and a roller door. The gardens to the front of the property are mainly laid to lawn with mature, well stocked borders. The large, fully enclosed rear garden has been attractively landscaped with a large area of lawn with mature well stocked borders and a paved patio area.

DIRECTIONS

Travel north along North Anderson Drive and at the Rosehill Drive roundabout turn right on to Rosehill Drive. Turn left into Hilton Avenue, continuing straight ahead at the crossroads with Hilton Drive onto Hilton Avenue and Number 44 is located on the left hand side of the road.

VIEWING

By appointment, telephone 07769 907 117 or 07754 753 067 (Boston)

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, features and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with HomeSpace 2024.



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