




McEwan Fraser Legal
Solicitors & Estate Agents
01224 472 441

53 Hilton Heights
WOODSIDE, ABERDEEN, ABERDEENSHIRE, AB24 4QE

53 HILTON HEIGHTS

WOODSIDE, ABERDEEN, ABERDEENSHIRE, AB24 4QE

53 Hilton Heights is perfectly located to take full advantage of all city centre amenities. The local area is well served by local shops and public transport, primary and secondary schools, with the city centre itself being approximately ten minutes away. The main arterial routes are located close by making all parts of the city easily accessible. Aberdeen airport and the industrial developments at Dyce and Bridge of Don are also readily accessible. The location is extremely convenient for Foresterhill Hospital complex and Aberdeen University.

The heart of Aberdeen city centre provides all the amenities one would expect with modern-day city living, including a variety of shopping centres, pubs, clubs, restaurants, theatres and cinemas to enjoy along with superb educational and recreational facilities. The city offers further excellent bus and rail services, with national and international flights provided from Dyce Airport. The main East Coast Rail Network operates through Aberdeen providing a link to the central belt, the south and beyond, and west to the City of Inverness.

Forming part of the much sought after Hilton Heights Development a fantastic opportunity to purchase an exceptionally spacious two-bedroom first-floor executive apartment.

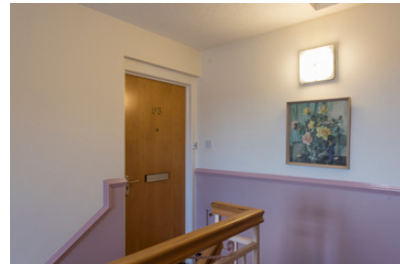
This spacious flat boasts many features, a fresh

neutral décor throughout, fully fitted dining kitchen with integrated four gas hob and spacious lounge. The main bedroom features built-in wardrobes. The second double bedroom also features a built-in wardrobe and both have plenty of space for free standing furniture. The property also has an immaculate well-equipped shower room with power shower.

Offering bright, generous sized accommodation, with full uPVC double glazing and gas central heating throughout. With its fantastic central location and two double bedrooms, this property would suit the retired couple, a professional or a fantastic Buy-To-Let investment. Early viewing is a must and is highly recommended. Although storage space is nothing to worry about in this flat you also have the added bonus of private access to the loft via a Ramsay ladder.

The property is protected by a secure entry system leading to the entrance hall and the impressive bright and well kept communal stairway. A factor is in place to maintain all external areas and communal stairways.

Externally there is designated car parking for residents and ample space for visitors, locked bike storage and well-maintained communal gardens and landscaped areas.



“... 53 HILTON HEIGHTS IS PERFECTLY LOCATED TO TAKE FULL ADVANTAGE OF ALL CITY CENTRE AMENITIES ...”



SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 4.10m (13'5")
Kitchen	3.90m (12'10") x 2.90m (9'6")
Bedroom 1	3.90m (12'10") x 2.80m (9'2")
Bedroom 2	3.90m (12'10") x 2.80m (9'2")
Shower Room	2.20m (7'3") x 1.70m (5'7")

Gross internal floor area (m²): 65m² | EPC Rating: C

Extras (Included in the sale): The property will be sold inclusive of all fitted carpets, floor coverings, blinds, light fittings and integrated kitchen appliances. Other soft furnishings are available by separate negotiation.

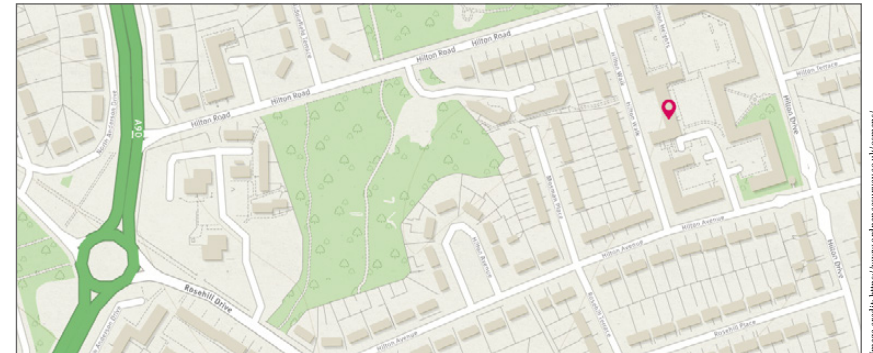


Image credit: <https://www.outlinecurvy.co.uk/amp/>

McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAY MURRAY-PATEL
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer