



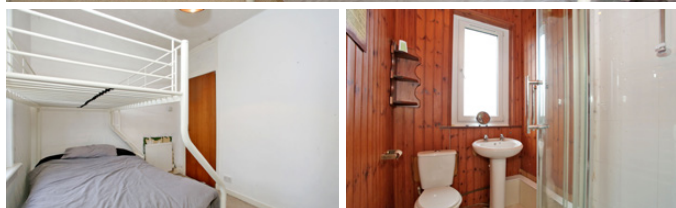

McEwan Fraser Legal

Solicitors & Estate Agents

01224 472 441

302 Hilton Drive

ABERDEEN, ABERDEENSHIRE, AB24 4PY



302 Hilton Drive

Hilton Drive is a popular location, well situated for the main Aberdeen ring road which provides easy commuting to both north and south of the city, particularly to the north and across to Bridge of Don, Dyce and Aberdeen Airport where many of the office and industrial complexes are situated. Also within easy distance is Aberdeen Royal Hospital complex and the area is catered for by a good range of public transport facilities. There is also a range of local amenities for your everyday needs.

Aberdeen has a multitude of shopping malls and shops. There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. Aberdeen is renowned for its superb educational and recreational facilities and there is a fantastic amount of indoor and outdoor activities on your doorstep and all within easy reach of the property.

Aberdeen has superb local public transport facilities with the city offering further excellent bus and rail services, with national and international flights being provided from Dyce Airport. The main East Coast Rail Network also operates from Aberdeen.

This two bedroom self-contained flat is located on the first floor. The property offers well-proportioned accommodation that would benefit from some cosmetic upgrading. The lounge, to the front, is a well-proportioned room and the kitchen is modern with ample base and wall units and integrated appliances. There are two double bedrooms to the property, both have traditional storage cupboards. The bathroom has a three piece white suite with shower unit and complementary tiling. The hall also benefits from additional storage cupboards.

The property is serviced by full gas central heating and double glazing. There is on street parking available and to the rear there is an private garden area mainly laid to lawn in addition to a shared drying green.



The Specifications



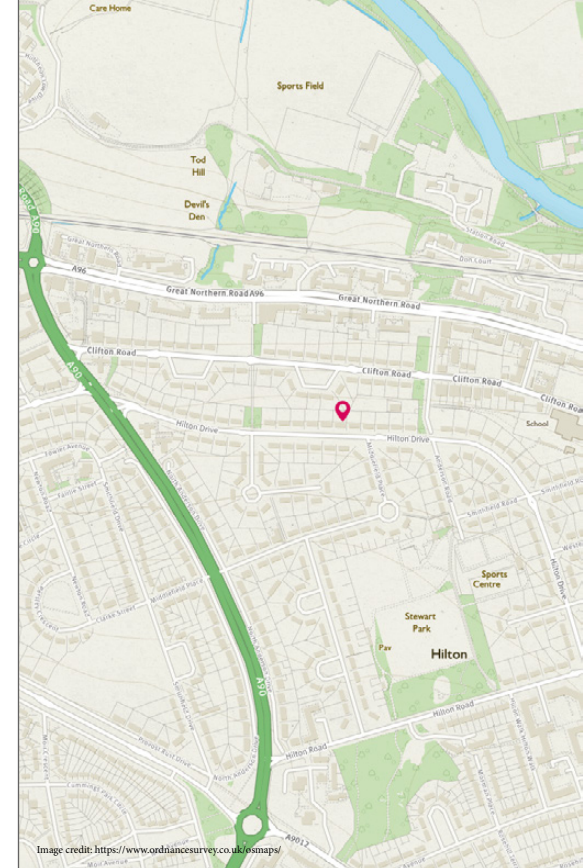
Approximate Dimensions
(Taken from the widest point)

Lounge	4.72m (15'6") x 3.51m (11'6")
Kitchen	2.70m (8'10") x 2.08m (6'10")
Bedroom 1	4.04m (13'3") x 3.21m (10'6")
Bedroom 2	3.51m (11'6") x 2.59m (8'6")
Shower Room	2.52m (8'3") x 1.45m (4'9")

Gross internal floor area (m²): 54m²
EPC Rating: C

Extras (Included in the sale):

All floor integrated kitchen appliances, floor coverings, curtains and blinds are included where applicable.



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. 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. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
ANDREW REID
Surveyor



Layout graphics and design
REBECCA DALE
Senior Designer