




McEwan Fraser Legal

Solicitors & Estate Agents

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109 Hilton Road

ABERDEEN, AB24 4HX



ABERDEEN

ABERDEENSHIRE

Situated in the much sought after Hilton residential area of Aberdeen, this property is close to many arterial routes and accordingly most parts of the city are easily accessible. With its excellent location, you are just a few minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a verity of pubs, clubs, restaurants, theatres and cinemas to enjoy along with superb educational and recreational facilities.

The property and area are well served with local shops and great local public transport facilities. With the city offering further excellent Bus & Rail Service and with National & International flights being 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. The property is also ideally located for both the student and the professional employee with both, Aberdeen University at Old Aberdeen and especially Aberdeen Royal Infirmary Hospital being a short distance from the property.

109 HILTON ROAD

ABERDEEN

McEwan Fraser Legal is delighted to present this 4 bedroom detached house in the sought after Hilton area of Aberdeen. The property is the perfect balance of size and location. The house showcases excellent sea views, as well as views on to the tree, lined Stewart park. The owner has actually had a very good income from using the property for a holiday let in recent months which could also be something any new owner may want to consider.

Inside, the property comprises of:

- Fully equipped kitchen
- Conservatory leading to the rear garden
- Well proportioned living area
- Three double bedrooms
- One large single bedroom
- Two bathrooms
- Brand new gate installed for parking access from the rear

In addition to this, there is a large plot to the side which is owned by the current occupant and they would be willing to sell this as part of the transaction for this house but this would be at a negotiated cost on top.

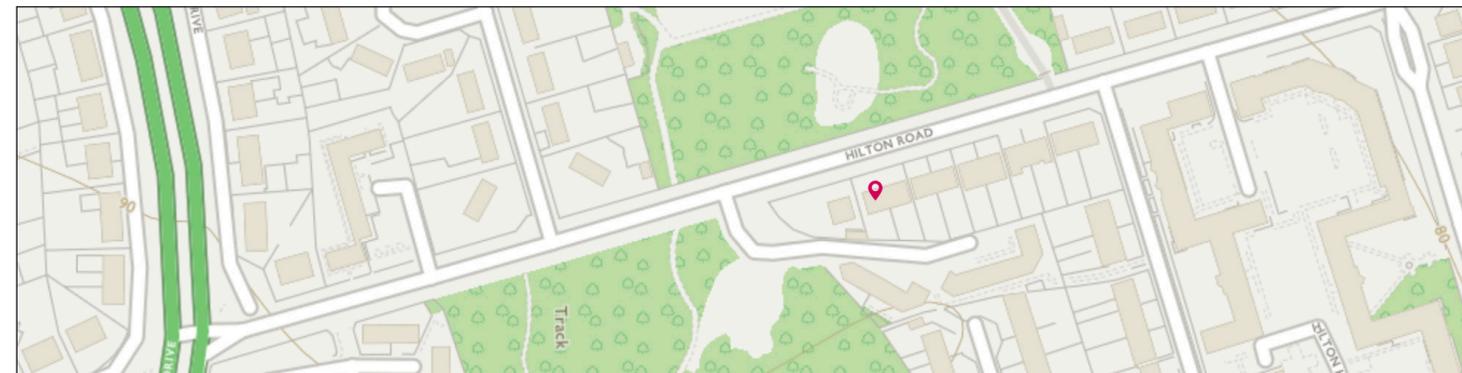
This is a rare opportunity to acquire a brilliant family home with huge potential if you were to acquire the land as well as the property.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 4.00m (13'1")
Kitchen	3.30m (10'10") x 2.60m (8'6")
Conservatory	3.90m (12'10") x 2.90m (9'6")
Bedroom 1	4.10m (13'5") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 2.80m (9'2")
Bedroom 3	4.10m (13'5") x 3.40m (11'2")
Bedroom 4	4.00m (13'1") x 3.60m (11'10")
Bathroom	2.10m (6'11") x 1.90m (6'3")
Upper Bathroom	4.00m (13'1") x 1.90m (6'3")

Gross internal floor area (m²): 124m²
EPC Rating: E

Plot planning application reference: 170414/PPP

Image credit: <https://www.vorhannestree.co.uk/formpyl/>



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