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141 Hilton Avenue,
ABERDEEN, AB24 4LL

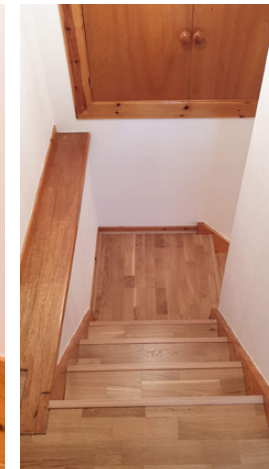


Aberdeen

AB24 4LL

141 Hilton Avenue is ideally located to take full advantage of all City Centre amenities. The local area is well served by local shops, public transport, primary and secondary schooling, with the City Centre approximately ten minutes from the property. The main arterial routes are also 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 available. 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 being provided from Dyce Airport. The main East Coast Rail network operates through Aberdeen providing a link to the central belt in the south and Inverness in the west.



Lounge, Kitchen, Dining Area

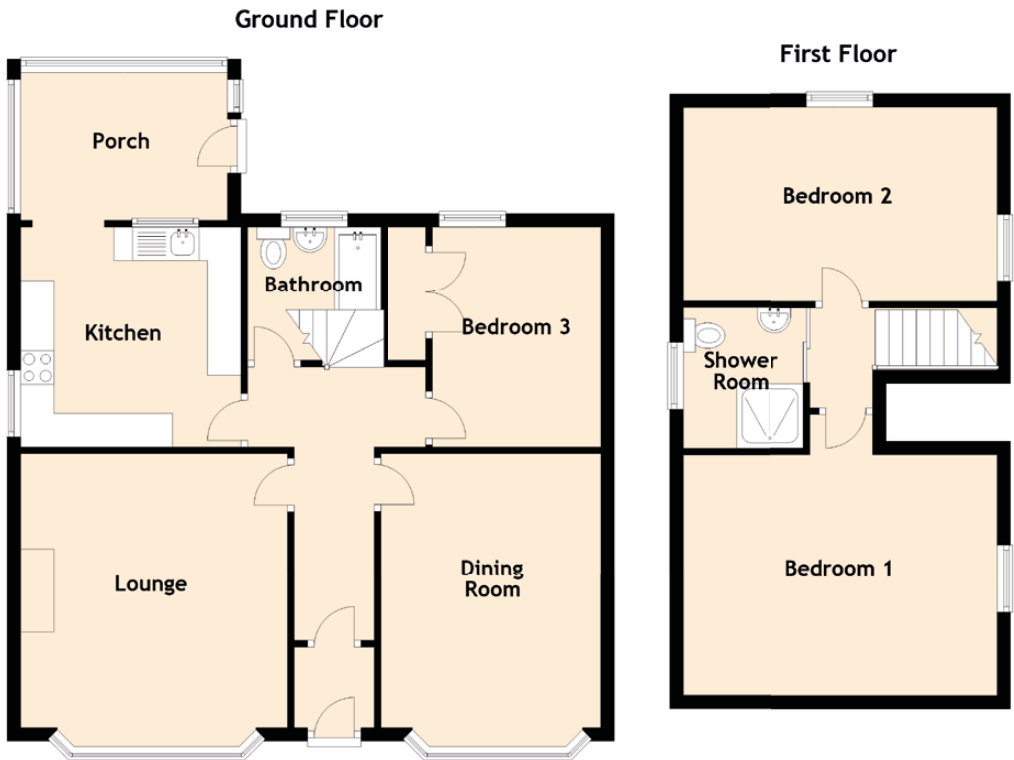
141 Hilton Avenue

A fantastic opportunity to purchase a spacious three bedroom semi-detached traditional granite dwelling located in a popular residential area close to all amenities and arterial routes. The property offers generous sized accommodation over two floors which the current owner has recently redecorated in a clean fresh neutral tone further benefiting from gas central heating double glazing.

On the ground floor, there are two principal rooms a large lounge with bay window with feature fireplace, a similar-sized room is utilized as the formal dining room again with a bay window which floods the room with natural light. A recently fitted modern kitchen with multiple wall and base units with contrasting wooden worktops, leading to the rear porch and into the rear garden. A double bedroom and centrally located family bathroom complete the ground floor.

A wooden staircase leads to the first floor where two spacious double bedrooms and a centrally located shower room complete the accommodation. Viewing of this property is an absolute must to appreciate fully the superior accommodation on offer and popular location.

To the front of the property, a gated low granite wall with iron gates has a central pathway leading to the front door to the left of the property a gated driveway allows off street parking for at least three vehicles in front of the stone built garage. The garden is laid mostly to lawn with borders containing a scattering of mature shrubs, plants and seasonal flowers. The extensive private rear garden is gated and fenced on all sides, mostly laid to lawn with multiple mature shrubs plants and trees. The rear garden enjoys a sheltered sunny aspect and is a safe environment for children and pets alike. A large loc-bloc patio area is perfect for entertaining and al-fresco dining. A stone out building provides additional storage.



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	4.10m (13'5") x 4.00m (13'1")
Kitchen	3.30m (10'10") x 3.30m (10'10")
Dining Room	4.20m (13'9") x 3.30m (10'10")
Bedroom 3	3.00m (9'10") x 2.70m (8'10")
Bathroom	2.00m (6'7") x 2.00m (6'7")
Porch	3.10m (10'2") x 2.20m (7'3")

First Floor

Bedroom 1	4.70m (15'5") x 3.60m (11'10")
Bedroom 2	4.70m (15'5") x 2.90m (9'6")
Shower Room	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m²): 67m² | EPC Rating: E

Services: Mains water, gas, electric and main drains

Extras (Included in the sale): All light fittings, fitted floor fittings, curtains and blinds.

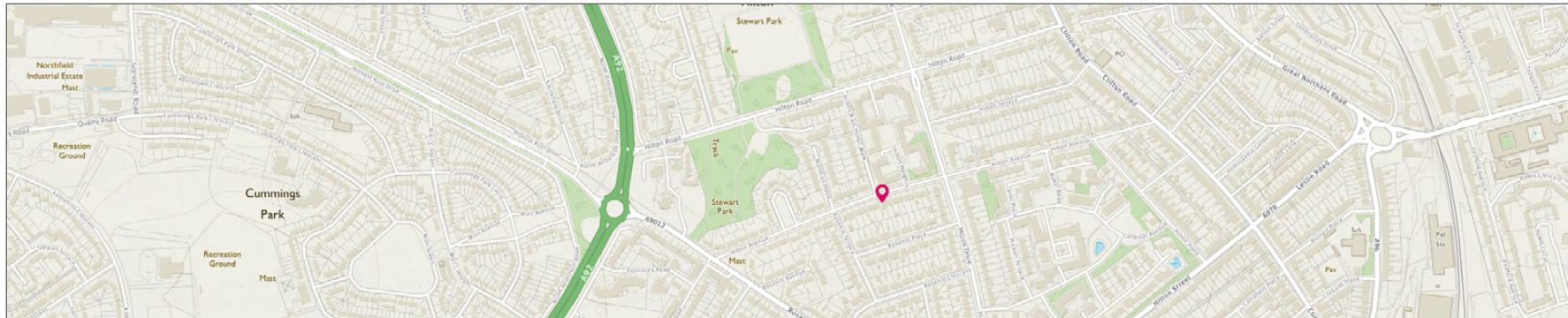


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