

7 Hilton Street

ABERDEEN, AB24 4QT



Two-bedroom self-contained immaculate Victorian property with recent upgrades, located in a popular residential area



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to offer for sale this impressive, two-bedroom granite, ground-floor apartment which is located within a prime residential area. The current owners, during their tenure, have upgraded and modernised to an impeccable standard.

7 Hilton Street offers a spacious level of accommodation over a single level. This bright and airy self-contained apartment enjoys the comforts of gas central heating with fully double-glazed windows and fresh décor throughout, with a combination of quality floor coverings. Some of the rooms retain period features, including high ceilings with moulded plaster cornicing, high skirting boards, pitch pine panel doors and a large bay frontal aspect window to the lounge. Viewing this property is an absolute must to appreciate fully the superior accommodation on offer and the popular location.

THE LOUNGE



The property comprises an entrance vestibule to the hall and all other accommodation, and an elegant formal lounge boasts a large bay window with a fireplace adding that touch of grandeur.

THE KITCHEN



The modern galley-style kitchen is located at the rear of the property and comprises a range of wall and base storage units with coordinating worktops and quality integrated and stand-alone appliances. There is a large dining room that could be utilized as a second lounge which allows access to the rear garden.

THE DINING ROOM





There are two double bedrooms with a centrally located three-piece bathroom with a shower over the bath completing the accommodation. In addition, there are storage cupboards throughout the property.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



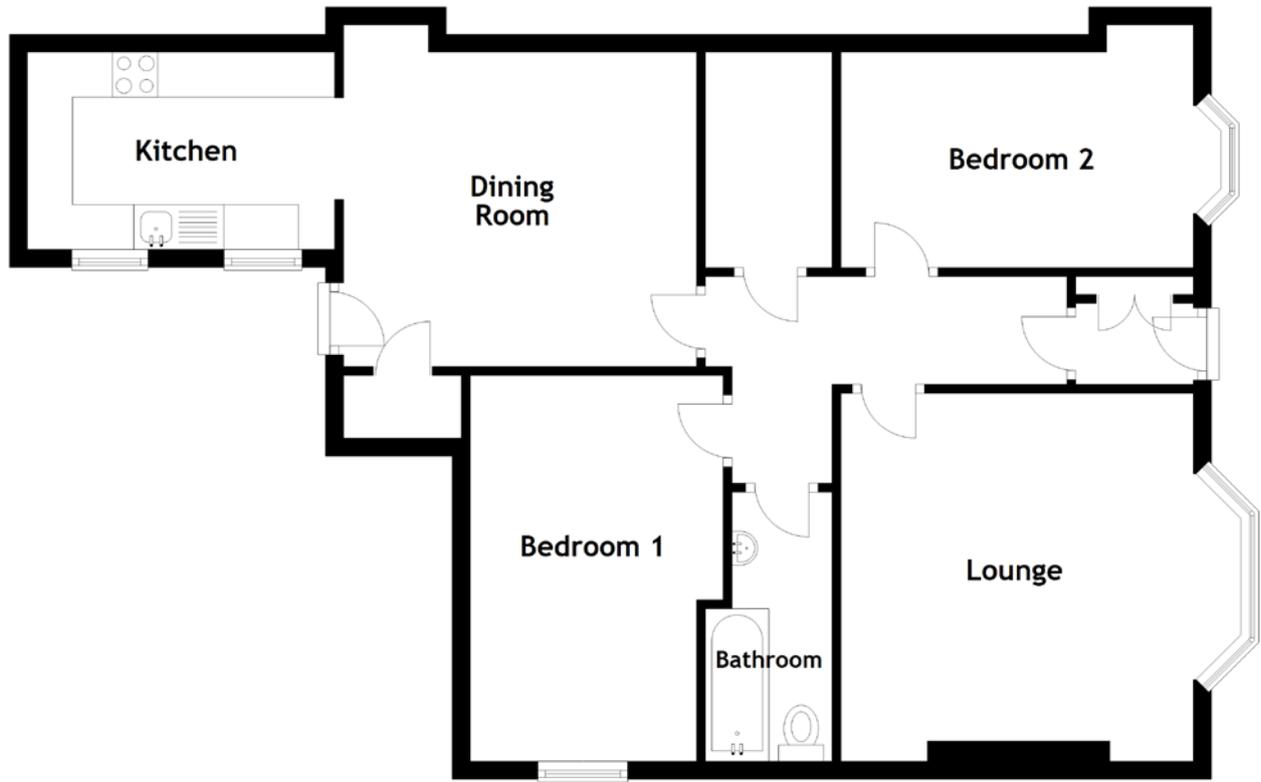
The gardens consist of a small un-gated small front garden laid to decorative stone chip with a boundary wall accessed from the gated side of the property or the dining room onto a recently constructed stone patio area. A fantastic fully enclosed garden, which is private and secluded, laid mostly to lawn with borders containing a variety of mature plants and shrubs. The patio area is an excellent space for outside dining, entertaining and enjoying the sun. The garden is also a safe and secure environment for pets and children alike. On-Street parking is available at the front of the property with residential parking permits. A fantastic addition to the property is the added bonus of having two secure outbuildings, one of which is quite extensive and has power and light.

Note: Part of the rear garden is shared with one other apartment.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

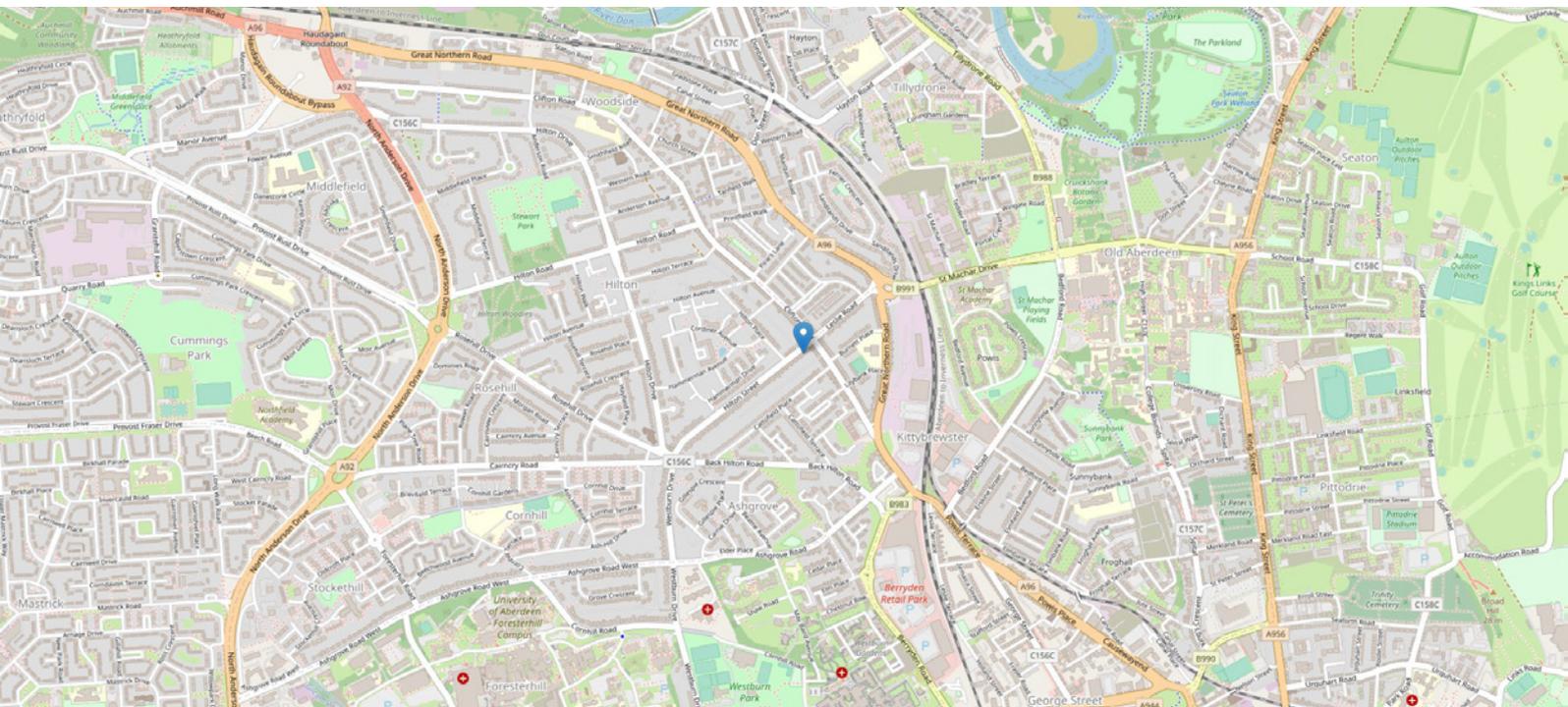


Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.90m (12'10")
Kitchen	3.40m (11'2") x 2.20m (7'3")
Dining Room	3.91m (12'10") x 3.80m (12'6")
Bathroom	3.00m (9'10") x 1.40m (4'7")
Bedroom 1	4.30m (14'1") x 2.80m (9'2")
Bedroom 2	3.90m (12'10") x 2.40m (7'10")

Gross internal floor area (m²): 83m²
EPC Rating: D

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale. Other soft furnishings may be available by separate negotiation.



THE LOCATION

7 Hilton Street 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 10 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 the Foresterhill Hospital complex and Aberdeen University.

The heart of Aberdeen city centre provides the amenities one would expect with modern-day city living, including a variety of shopping malls, centres, pubs, clubs, restaurants, theatres and cinemas to enjoy along with superb educational and recreational facilities.

The city offers further excellent bus and rail service 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



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Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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