

DUTHIE WARD



SOLICITORS



130 HILTON ROAD, ABERDEEN **SELF CONTAINED THREE BEDROOM UPPER FLAT**

Accommodation: Ground Floor: Vestibule, Hall, Lounge, Kitchen, two Bedrooms and Bathroom.

Upper Floor: Bedroom 3, Bathroom and Boxroom. Full double glazing and gas central heating.

All new fitted carpets, blinds, light fittings and other fittings included. Cooker, refrigerator and washer/dryer also included. Open views to front and rear. Garden ground to rear. Garden shed.

OFFERS OVER £140,000

VIEWING BY ARRANGEMENT

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These particulars are believed to be correct but are not guaranteed and will not form any part of any contract. Purchasers should satisfy themselves as to measurements and other information.

SOLICITORS & ESTATE AGENTS



This is a spacious and extremely well presented three Bedroom (two Bathroom) upper flat which has new decoration throughout, new fitted carpets, gas central heating and uPVC double glazing and is ready to move into with a minimum of inconvenience. It represents an ideal choice for a first time buyer or investor seeking a buy-to-let opportunity.

It has an excellent location in the popular and well established residential area of Hilton and is conveniently placed for access to all parts of Aberdeen and Aberdeen Airport via the 6 roads roundabout and Aberdeen's main ring road, Anderson Drive.

Aberdeen Royal Infirmary is nearby and there are primary and secondary schools and community centre with recreational facilities.

The location is also ideal for access to Stewart Park and other Aberdeen parks including Westburn Park and Victoria Park are also within easy reach. Local shops include Hilton Market and Post Office at the end of the road and there is a good bus service to and from the city centre with the bus stop conveniently close on Hilton Drive.

Internally, the rooms are bright and airy and many feature pine wood finishes. To the front the Lounge has a good open outlook to Hilton Road and along Hilton Walk and to the rear the Kitchen and Bedroom 1 have open views to gardens and mature trees.

All carpets, blinds, light fittings and other fittings are included and the cooker, refrigerator and washer/dryer are also included.

VESTIBULE: 4'4 x 3'3 (1.3m x 1m) Glazed door to Hall. Coat rail. Laminated flooring.

HALL: 7'6 x 3'5 (2.2m x 1m) plus 7'1 x 2'6 (2.1m x 0.8m) Panelled door to Lounge, Bedrooms 1 and 2 and Bathroom. Stairway to upper floor. Door to large built-in understair cupboard with shelf and hanging rail. Smoke alarm. Two ceiling lights. Double power point. Central heating radiator with thermostat. Laminated flooring.

LOUNGE: 15'6 x 11'6 max (4.7m x 3.5m) (Front Left) A bright and well proportioned room with large double glazed window to front and on semi-open plan with Kitchen. Good open outlook along Hilton Walk. Two alcoves, one with built-in TV/hi-fi unit and the other with built-in storage cupboard. Gas fire with marble plinth. Central heating control panel. Smoke alarm. Ceiling spotlight track. Dimmer light switch. Seven power points. Horizontal blinds. Double radiator. Fitted carpet (new).





KITCHEN: 9'9 x 6'6 (3m x 2m) (Rear Left) Fitted Kitchen on semi-open plan with Lounge. Double glazed window to rear with very attractive and open outlook to garden, mature trees and the grounds of Stewart Park. Fitted units to three walls.

Along window wall – worktop with stainless steel inset sink and mixer tap, drawer and cupboard base units, large wall unit and large corner unit, Indesit washer/dryer included.

To right hand wall – worktop with four ring ceramic electric Zanussi cooker with double oven and Zanussi refrigerator.

To left hand wall – worktop with base unit, large wall units and further large storage cupboard with slatted shelving.

Small breakfast bar between Kitchen and Lounge.

Ceramic tiling above worktops. Ceiling spotlight track. Seven power points. Horizontal blinds. Floor vinyl.

BEDROOM 1: 11'4 x 8'2 (3.5m x 2.5m) (Rear Right) Panelled door from Hall and double glazed window to rear with very attractive outlook. Fitted wardrobe with double louvre doors, fitted shelves and hanging rail. Ceiling light. Four power points. Dimmer light switch. Freshly decorated. Double radiator. Fitted carpet (new).

BEDROOM 2: 10'2 max x 7'9 max (3.1m x 2.4m) (Front Right) Door from Hall and large double glazed window to front with good open outlook along Hilton Walk. Built-in double wardrobe with fitted shelving, hanging rail and sliding mirror doors. Ceiling light. Six power points. Small hatch with access to electricity fuses. Freshly decorated. Double radiator. Fitted carpet (new).

BATHROOM: 8' x 4'11 (2.4m x 1.5m) (Mid Rear) Panelled door from Hall and double glazed window to rear. Ideal standard coloured suite. Ceramic tiling around bath and to rear wall. Timber lined ceiling. Mira shower and screen over bath. Circular wall mirror. Spotlight track. Radiator. Floor vinyl.

Pine staircase with pine balustrade to upper floor.

UPPER HALL: Doors off to Bedroom 3, Bathroom and Boxroom. Smoke alarm. Downlighter. Hatch to loft.

BEDROOM 3: 16'2 max x 11'11 (4.9m x 3.6m) (Right) Large double glazed velux window to front. Sliding mirror doors to storage cupboard. Fitted computer desk worktop in alcove. Fitted pine shelves. Wall light. Ceiling downlighter. Dimmer light switch. Ten power points. Pine woodwork finishes. Freshly decorated. Double radiator. Fitted carpet (new).

BATHROOM: 8'6 max x 6'7 max (2.6m x 2m) (Rear Left) Double glazed velux window to rear. Three piece suite including small bath with electric Mira shower. Ceramic tiling around bath. Fitted door mirror. Downlighter. Fitted shelves. Ceiling extractor fan. Pine wood finishes. Heated towel rail.

BOXROOM: A good sized Boxroom with well insulated, unvented hot water cylinder. Three slatted shelves and hanging rail. Light installed.

OUTSIDE: To the rear exclusively owned garden ground in rear part of garden. Garden shed. Also shared drying green.



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