

ON HOLD



Hilton Heights, Woodside

2 Bedrooms, 1 Bathroom, Apartment



- Video walk-through - Click on link above
- Factored Development
- Excellent transportation links
- Gas Central Heating
- Excellent transportation links
- LARN: 1905074
-

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		

HEAVENLY HILTON! Click on VIRTUAL TOUR! This immaculately presented two-bedroom first floor apartment. The apartment itself is situated in a modern development which is well maintained by a factoring company, the communal areas are landscaped and there is also the added benefit of a locked bike shed and bin store. The property comes with allocated parking however there are also free visitor spaces available. Viewing is highly recommended to appreciate this property.

Hilton is situated only minutes from Aberdeen's thriving and busy city centre with its excellent shopping and recreational facilities. It is also conveniently situated for Aberdeen Royal Infirmary at Foresterhill and the Royal Cornhill Hospital, which are both only a few minutes away by car. The area is also a community in its own right, featuring parks such as Victoria Park and Westburn Park, as well as the Berryden and Kittybrewster retail centres.

Other features of the area include:

- Close proximity to Westburn tennis centre
- Victoria park
- Park & ride offering easy city centre access
- Berryden & Kittybrewster retail park
- Aberdeen University

LOUNGE Spacious living area decorated in neutral tones and hard wood laminate flooring. The room itself has space enough for two leather two-seater sofas



along with a TV unit. Large double window provides excellent natural light perfect for relaxing or entertaining.

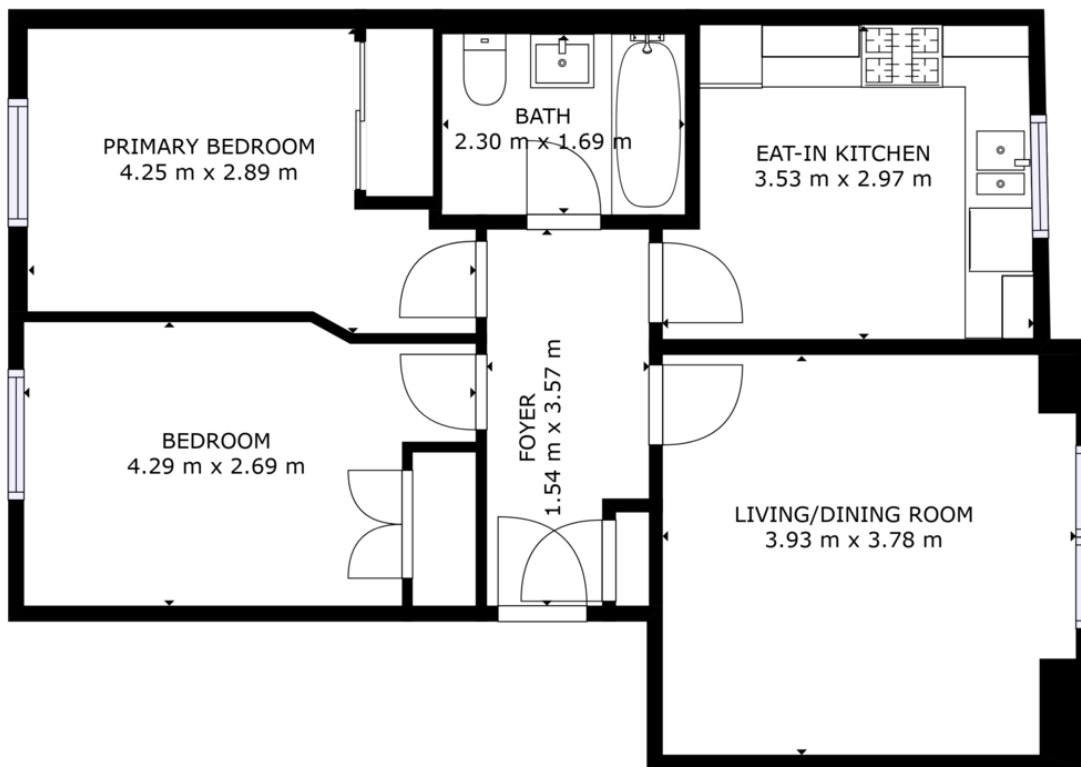
KITCHEN/DINER Extensive kitchen with a range of appliances and a gas hob and oven. Includes a dining area for four. Plenty of storage is provided by the light wood and wall units and the counter tops are a lovely, speckled beige colour. Overall, it is the perfect entertainment area.

BEDROOM 1 Comfortable double bedroom with built-in wardrobe. This room has space enough to accommodate a large double bed and two bedside tables which provide ample storage space. This room has neutral décor and is flooded with natural light from the large window.

BEDROOM 2 Equally as spacious double bedroom again with built-in mirrored wardrobe and free-standing furniture. Neutral décor and new carpets complete this room

BATHROOM Three-piece white suite with shower over bath and a glass shower screen. The bath area has been fully tiled to ensure easy cleaning. It also benefits from ample space to allow free standing storage.





GROSS INTERNAL AREA
FLOOR 1: 59 m²
TOTAL: 59 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



Aberdeen

123-125 Rosemount Place • Aberdeen • AB25 2YH

T: 01224 63 65 00 • E: aberdeen@martinco.com

Letting Agent Registration No. LARN1905074

01224 63 65 00

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

