

Hilton Road, Aberdeen, AB24 4HT
£775
Council Tax Band: B



BEAUTIFULLY PRESENTED TWO BEDROOM FLAT, FURNISHED!!

DELIGHTFUL CITY CENTRE two bedrooms self contained flat on the ground floor comprising its own front door, entrance hallway, lounge, kitchen, two double bedrooms and a shower room. The property has the benefit of double-glazed windows, gas central heating and private parking.

The flat has been decorated in fresh neutral tones throughout and affords the opportunity to move in with the minimum of inconvenience and offers a bright airy living environment. Early viewing is highly recommended.

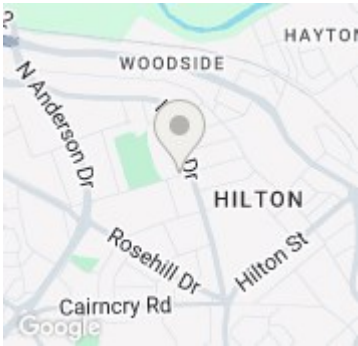
Externally, the front of the property benefits from a front garden and the rear garden forms an ideal and safe playing area for children

Hilton Road lies to the north of the city centre and the property is conveniently located within easy walking distance of the many amenities to be found locally, including Primary and Secondary schools, local shops serving everyday needs, recreational facilities with community centre offering a variety of leisure activities. It is convenient for those working at Aberdeen Royal Infirmary, the Airport and the oil related offices at Bridge of Don and Dyce. It is easily accessible by car and also well placed for local transport facilities in and around the city.

Scottish Agent Open Register Number LARN1903067
Landlord Registration Number 526213/100/04072



Open House Aberdeen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	