

375 Hilton Drive

ABERDEEN, AB24 4PR



CONVENIENTLY LOCATED FOR
UNIVERSITIES AND ABERDEEN HOSPITALS



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Number 375 Hilton Drive is a ground-floor, spacious 1-bedroom flat conveniently located and close to many local amenities and arterial routes. The property has been partially redecorated and upgraded when and where necessary, and further benefits from full uPVC double glazing and gas central heating. Would suit the first-time purchaser or, with its location, a fantastic buy-to-let.

The accommodation comprises a communal hall with a security entry system and a stairway to the front door. The internal hallway leads through to the partially open-plan kitchen that is fitted with a range of base units and contrasting worktops.

There is also a mixture of integrated appliances and stand-alone appliances. A well-proportioned front-facing lounge which allows access to the double bedroom with 2 built-in wardrobes; the lounge also allows access to the secured veranda. A three-piece shower room completes the accommodation. In addition, there are ample storage cupboards throughout.







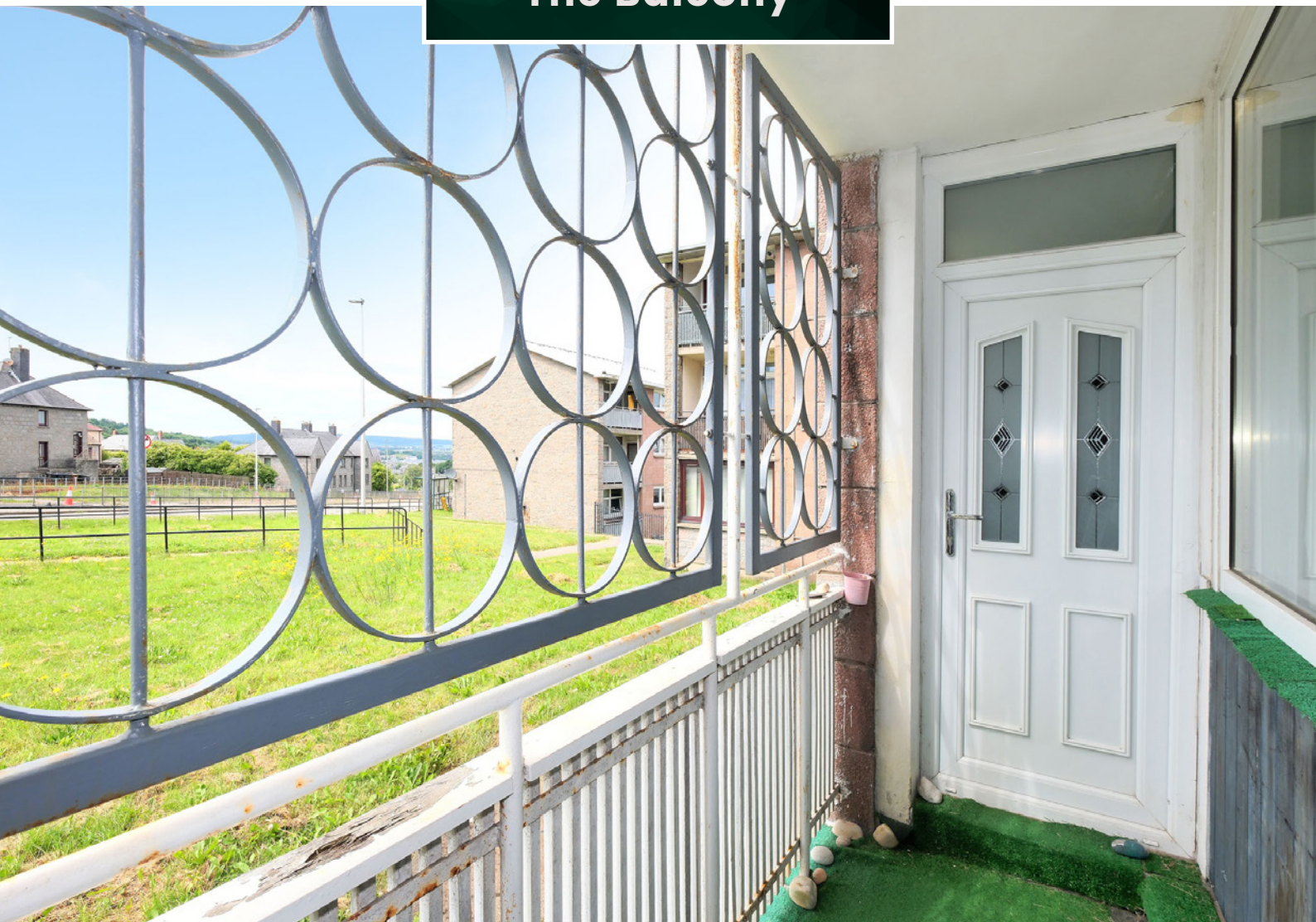
The Bedroom

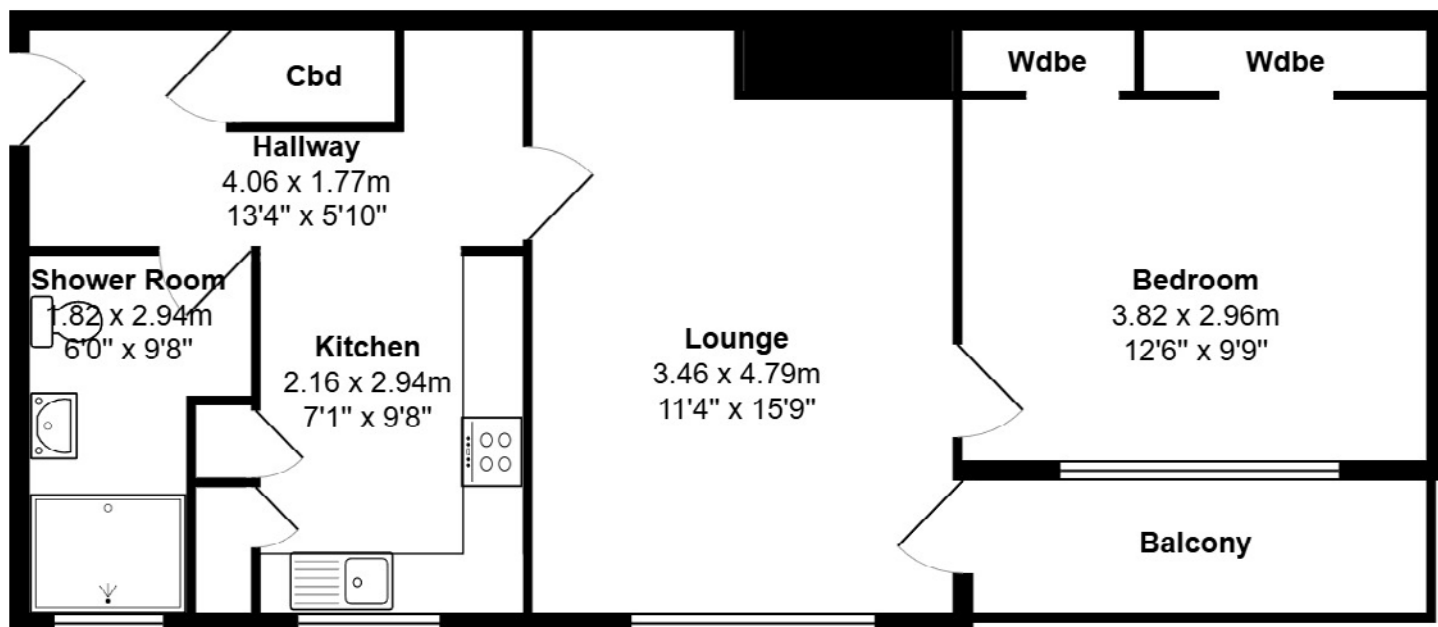






The Balcony





Gross internal floor area (m²): 45m²

EPC Rating: C

Floor Plan



Outside the communal drying areas, additional basement storage and a private car park, maintained by the way of a factor.



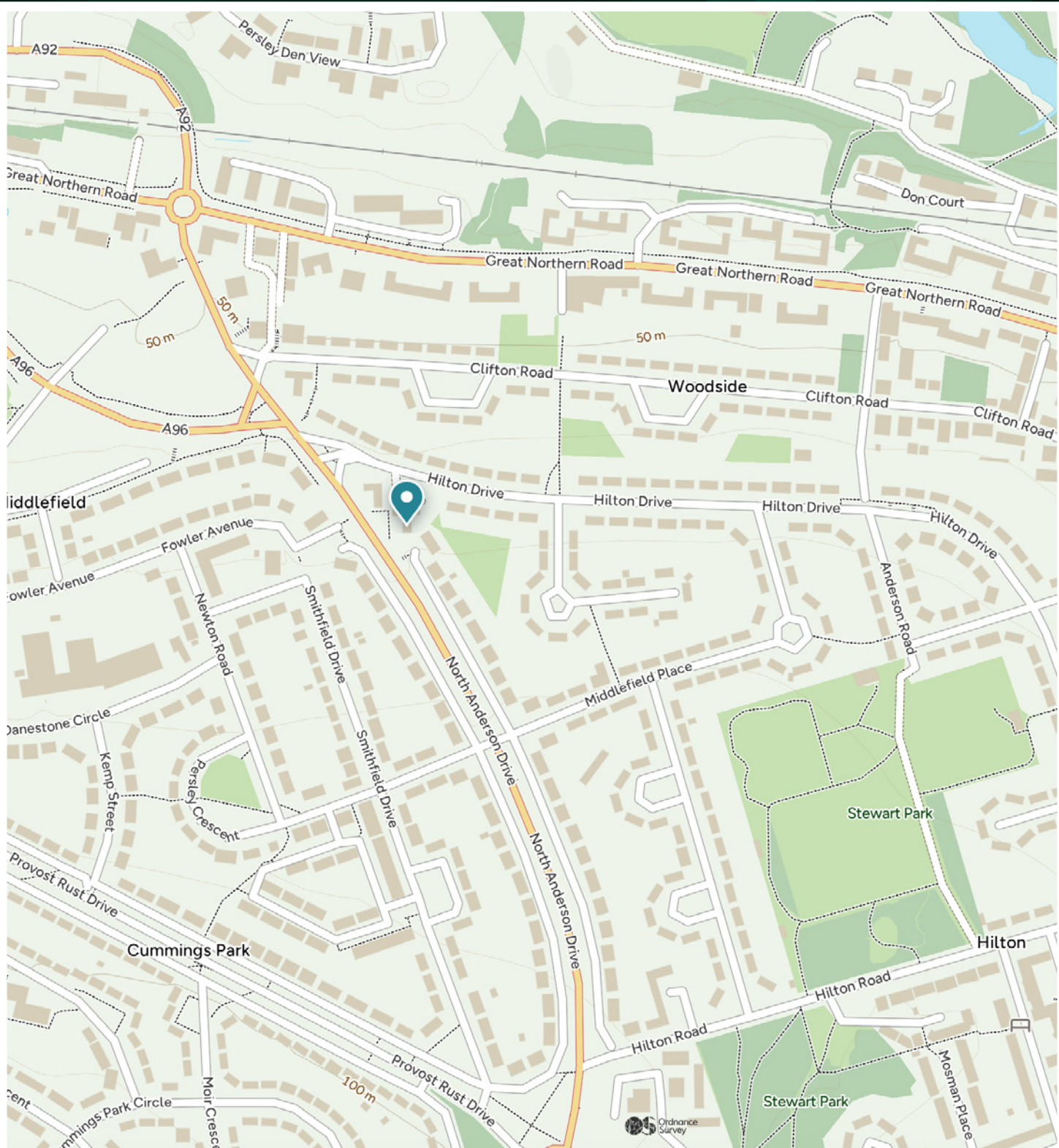


Hilton Drive is ideally located to take full advantage of all city centre amenities. The local area is well served by local shops, public transport, and primary and secondary schooling, with the city centre approximately ten minutes from the property.

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 available. The location is extremely convenient for the Foresterhill Hospital complex and Aberdeen University.

The heart of Aberdeen city centre offers all the amenities one would expect of modern-day city living, including a variety of shopping centres, pubs, clubs, restaurants, theatres, and cinemas, along with superb educational and recreational facilities. The city offers excellent bus and rail services, with national and international flights available from Dyce Airport. The main East Coast Rail network operates through Aberdeen, providing a link to the central belt in the south and west to the city of Inverness.

The Location



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