



206 HILTON AVENUE, ABERDEEN AB24 4LA  
£74,000 offers over

## Property summary

We are delighted to offer for sale this **two bedroom self-contained upper floor flat** which forms part of a block of 4 flats located in a well established residential area. The property offers bright and generously proportioned accommodation and has the benefits of gas central heating, double glazing and an interlinked fire alarm system.

The accommodation on offer comprises: Entrance Vestibule, Hallway, Lounge, Kitchen, 2 Double Bedrooms and Shower Room.

**Location** Hilton Avenue is situated just off Hilton Drive in a well established residential area to the north of the City Centre. It is served by many local amenities including a number of shops, chemist and Bank and the property is well placed for Aberdeen University and the Foresterhill campus which are both only a short distance away. Regular public transport to most parts of the City is readily available. The AWPR is a short drive away giving access to the north and south of Aberdeenshire and beyond. The lovely Stewart Park is situated closeby

## Full details

Lounge: 4.74m x 3.53m (15'7" x 11'7") approx.

Kitchen: 2.10m x 1.98m (6'11" x 6'6") approx.

Bedroom 1: 4.03m x 3.22m (13'3" x 10'7") approx.

Bedroom 2: 2.51m x 2.59m (8'3" x 8'6") approx.

Shower Room: 2.59m x 1.77m (8'6" x 5'10") approx.

### (Outside)

Externally there is a shared drying green to the rear of the property and the garden shed will also be included in the price.

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**Type:** Flat Or Apartment

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**Availability:** For Sale

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**Bedrooms:** 2

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**Bathrooms:** 1

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**Reception Rooms:** 1

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**Parking:** On Road Parking

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**Outside Space:** Shared Garden

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**Council Tax Band:** B

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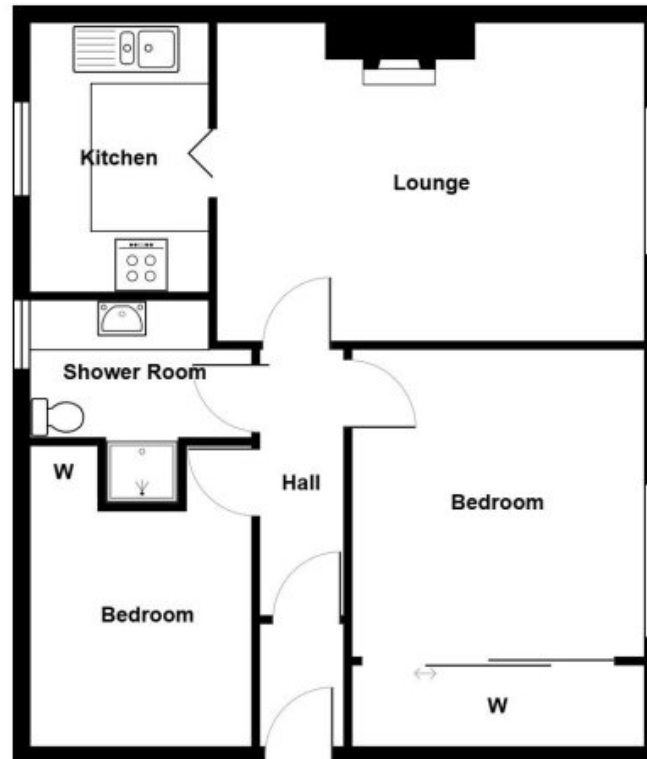
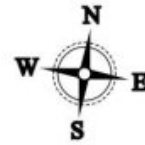








206 Hilton Avenue



## Why choose Grant Smith Law Practice

Grant Smith Law has offices in Aberdeen, Turriff, Elgin, Banff, and Buckie. Whether you are looking for a well-appointed apartment in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we are ideally placed to help.

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## Get in touch

To arrange a viewing or discuss your property, get in touch with us today.

### Call us

Aberdeen: 01224 621620

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