



393 Hilton Drive, Aberdeen,
AB24 4PR

Offers Over £67,000

peterkins



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- Spacious Top Floor Flat
- Generously Proportioned Living Room
- Well Equipped Kitchen with Appliances
- Two Double Bedrooms
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Communal Garden Grounds
- Residents' Parking Area

Viewing contact Peterkins
(01224) 428100

Ref: 34068/2

EPC: C

Council Tax: B

Floor Area: 58m²

Tenure: Ownership

Description:

We are pleased to offer for sale this spacious **top floor flat** located in a well-established area of the city. The building boasts an elevated position with lovely views over the city and countryside. Presented in good condition with fresh décor, the interior is generously proportioned and comprises of: Entrance with balcony; hallway; living/dining room with an additional balcony; well-equipped kitchen with appliances; two double bedrooms; bathroom with an over bath shower. Outside there are communal gardens and a residents' parking area to the front of the building. Heating is provided by a gas central heating system and all windows are double glazed. The white goods, fitted flooring, light fittings, blinds and curtains will be included in the sale.

Note: The Seller informs us that the "Worcester Greenstar 30i" gas combination boiler was serviced on 13th February 2026 by Salmon Heating Services (contracted via Ovo Energy).

Location:

Hilton Drive is situated in an area well served by local shops and transport facilities. The main ring road through the city is situated nearby and the location is also extremely convenient for Aberdeen University, Forresterhill Complex, Aberdeen airport and the oil related offices at Dyce/Bridge of Don.

Directions:

From the west end of Union Street continue onto Alford Place. Take second right into Rubislaw Terrace and at the junction turn right into Albert Street. Continue straight ahead onto Craigie Loanings which leads onto Argyll Place and Westburn Drive. At the roundabout take the third exit onto Hilton Drive, number 393 is located at the end of the road on the left as indicated by our "For Sale" sign.

Entrance:

The communal entrance is accessed via a security entry system and has a staircase leading to all floors. An exterior door leads to a private balcony with an exclusive cellar.

Hallway:

A further part glazed exterior door with glazed panel above gives access to the hallway with all accommodation leading off; electric meter cupboard; wall mounted security entry handset; radiator; coat hooks; smoke detector; pendant light fitting; fitted carpet.

Living Room: 15'7 x 11'2 (4.76m x 3.40m) approx.

Generously proportioned living room with a triple formation window to the front of the property with far reaching views; further double window to the rear; built-in shelved storage cupboard; radiator; smoke detector; three branch ceiling light fitting; fitted carpet; a part glazed exterior door leads out to a further private balcony.



Kitchen: 9'5 x 7'1 (2.86m x 2.14m) approx.

The well-equipped kitchen is fitted with an excellent range of oak base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; wine and plates racks; under cabinet lighting; 1.5 x stainless steel sink and drainer with a mixer tap; electric cooker with an extractor hood above; fridge/freezer; washing machine; built-in cupboard housing the central heating boiler; wall mounted central heating controls; double window to the rear of the flat with a built-in extractor fan; heat and CO detectors; halogen bar spotlight fitting; vinyl flooring.

Bedroom 1: 3.59m x 2.62m approx.

Spacious double bedroom with a front aspect proving lovely views; built-in double wardrobe with shelf and hanging rail; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 2.60m x 2.30m approx.

The second double bedroom also has a pleasant front aspect; built-in single wardrobe with shelf and hanging rail; radiator; pendant light fitting; fitted carpet.

Bathroom:

The bathroom is fitted with a white three-piece suite comprising of: W.C., wash hand basin with splashback tiling behind and a bath complete with a handheld shower fitting, aqua panelling and shower curtain; frosted window to the front of the property with a built-in extractor fan; ceiling light fitting; vinyl flooring.

Outside:

There are communal gardens and a residents' parking at the front of the building.



Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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