



109 Cordiner Avenue,
Aberdeen, AB24 4SA

Offers Over £159,000
£21,000 BELOW VALUATION
(AS AT 20.05.2026)

peterkins



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- Executive Top Floor Apartment
- Living Room with Access out to an Exclusive Balcony
- Dining Kitchen
- Master Bedroom with En-Suite Shower Room
- Two Further Double Bedrooms
- Four-Piece Bathroom
- Security Entry System
- Gas Central Heating
- Double Glazing
- Landscaped Communal Garden Grounds
- Residents' Parking

Viewing contact Peterkins
(01224) 428100

Ref: 39611/93
EPC: Band B
Council Tax: Band E
Tenure: Ownership

Description:

Set within beautifully landscaped garden grounds, we highly recommend early viewing to appreciate the stylish interior of this fabulous **three-bedroom top floor executive apartment** which forms part of a modern development built by Cala Homes. The apartment is bright and airy with generously proportioned accommodation which comprises of: Welcoming entrance hallway with good storage; generously proportioned living room with access out to an exclusive balcony; dining kitchen; master bedroom with en-suite shower room; two further double bedrooms; four-piece bathroom. Outside there are landscaped garden which are maintained by the Factor for the development together with a residents' car park. The property benefits from a security entry system, gas central heating and double glazing.

Location:

Cordiner Avenue forms part of 'The Campus', an innovative development of stylish homes built in the grounds of a former university campus. The development offers a range of luxury apartments, townhouses and detached homes and is located in the well-established residential district of Hilton which lies to the northwest of Aberdeen City Centre, an area well served by local shops, schools, and a regular bus service. Aberdeen University Kings College Campus, Foresterhill Hospital and Aberdeen University Campus at Old Aberdeen are within easy reach.

Directions:

Leave Union Street onto Alford Place and turn second right into Rubislaw Place. At the junction veer left onto Albert Street and continue straight ahead at the next three sets of lights onto Argyll Place crossing the traffic lights onto Westburn Road. Continue to the "six roads" roundabout and take the third exit onto Hilton Drive, then the first right onto Hammerman Avenue. Proceed then take the first left onto Weaver Terrace and at the end of the road turn right onto Cordiner Avenue. Number 109 is situated on the right-hand side of the road as indicated by our "For Sale" sign.

Entrance:

The well-maintained communal entrance is accessed via a security entry system and has a staircase leading to all floors.

Hallway:

Welcoming hallway with all accommodation leading off; storage cupboard housing the electric and gas meters; built-in utility cupboard which is plumbed for a washing machine; further built-in storage cupboard; wall mounted security entry handset and central heating thermostat; radiator; smoke detector; downlighters; laminate flooring.

Living Room: 14'9 x 14'4 (4.49m x 4.37m) approx.

The generously proportioned living room has full height windows which allows an abundance of natural light flow in into the room, there is also a glazed door which leads out to an exclusive balcony which overlooking the landscaped garden grounds; tall modern radiator; smoke detector; downlighters; laminate flooring.

Dining Kitchen: 15'9 x 8'7 (4.79m x 2.62m) approx.

Well-equipped dining kitchen fitted with an excellent range of beech effect base and wall mounted cabinets linked by contrasting work surfaces and wall tiles; under cabinet lighting; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with a stainless steel chimney style extractor hood above; built-in oven; space for a dishwasher; integrated fridge and freezer; wall cabinet housing the central heating boiler; tall modern radiator; heat and CO detectors; two spotlight fittings; vinyl flooring.



Master Bedroom: 19'1 x 10'0 (5.82m x 3.04m) approx. at widest points.

Well-appointed double bedroom with a rear aspect; double window; two built-in wardrobes with sliding doors providing great hanging and storage space; radiator; downlighter and ceiling light fitting; fitted carpet; door to the en-suite shower room.

En-Suite Shower Room:

Modern en-suite shower room fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into vanity units with splashback tiling behind and a shower unit complete with a mixer shower; shaver point; radiator; extractor fan; spotlight fitting; tiled floor.

Bedroom 2: 13'2 x 11'8 (4.02m x 3.55m) approx.

Spacious second bedroom with a window overlooking the rear of the property; built-in wardrobe with sliding doors providing good hanging and storage facilities; radiator; three branch ceiling light fitting; fitted carpet.

Bedroom 3: 9'10 x 8'10 (3.00m x 2.70m) approx.

The third double bedroom is currently being utilised by the current owners as a study; window to the rear of the building; built-in wardrobe with shelf and hanging rail; fibre terminal; radiator; pendant light fitting; fitted carpet.

Bathroom:

Attractive bathroom fitted with a white 4-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into vanity units, bath and a separate shower enclosure complete with an electric shower; wall tiles around suite; shaver point; radiator; extractor fan; spotlight fitting; vinyl flooring.

Outside/Parking:

There is an exclusive balcony pertaining to the property which is accessed via the living room. The development is under a factoring arrangement with immaculate communal areas and lovely landscaped grounds. There is also a residents' car park, bin/bicycle stores and ample visitors' parking available. A monthly fee is payable for the factoring of the development.



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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