

21 Cordiner Place

ABERDEEN, AB24 4SB



*EXECUTIVE ONE BEDROOM APARTMENT ON
THE THIRD FLOOR*



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This property is being sold by a very motivated seller and is open to offers around £45,000 under the home report value including contents, this top of the range flat is available at an incredibly low price and forms part of the much sought-after Hilton Campus development, this is a fantastic opportunity to purchase this one bedroom executive apartment at £45,000 under market value.

Completed to a high standard around eight years ago, 21 Cordiner Place is presented to the market in a walk-in condition. This modern well-presented apartment has been maintained to an impeccable standard. The flat itself boasts many features such as a fully fitted integrated kitchen, spacious lounge, private balcony, double bedroom with built-in wardrobes, and a shower room.

The property is protected by a coded entry system leading to the entrance hall and the impressive bright and well-kept communal stairway.

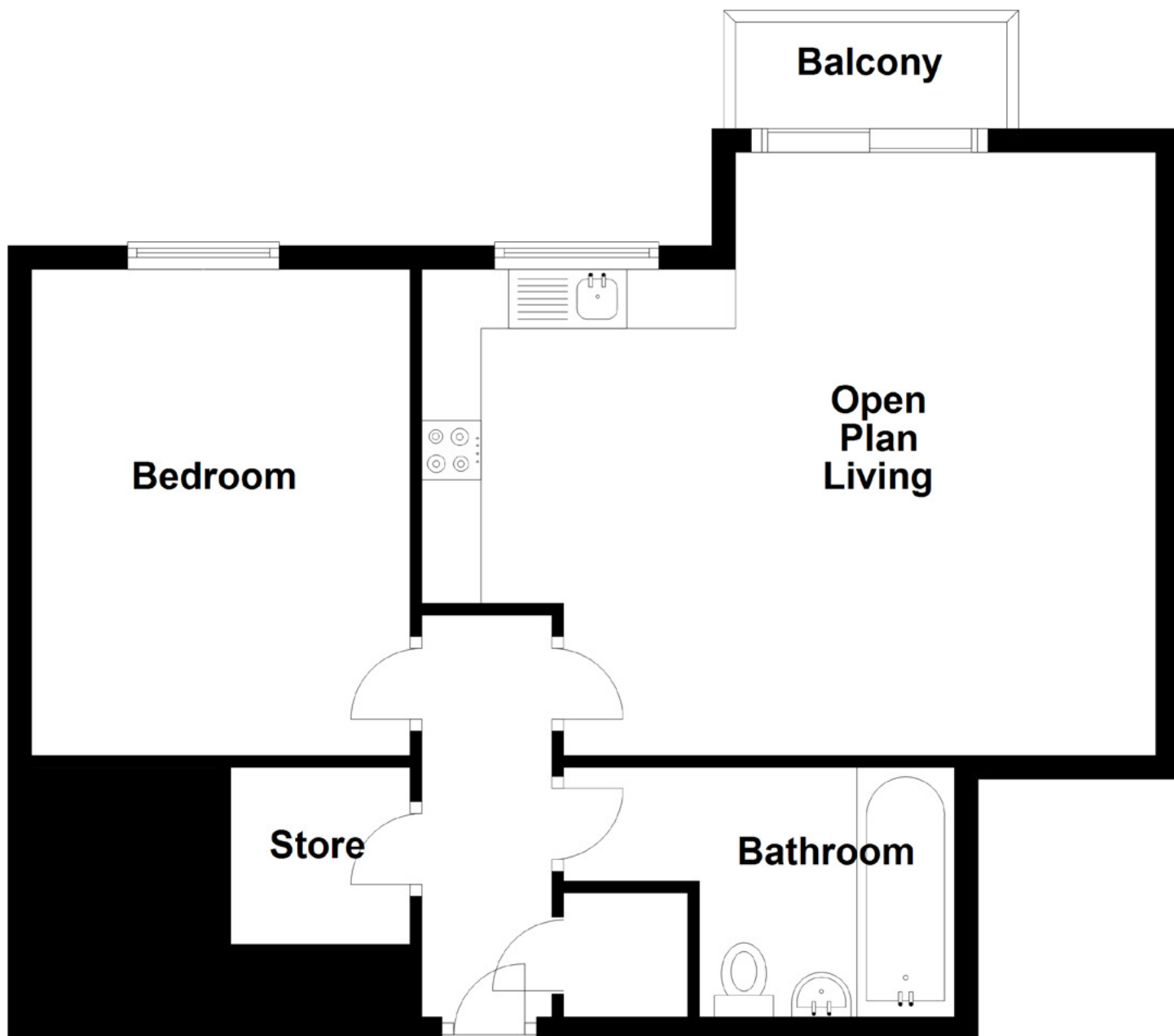
Offering bright, generous-sized accommodation, with double glazing and gas central heating throughout, its fantastic central location would suit a professional couple or would make a fantastic Buy-To-Let investment. There is also underground car parking for residents and separate visitor bays as well as secured bicycle storage.

open plan area









Approximate Dimensions

(Taken from the widest point)

Open Plan Living 6.20m (20'4") x 5.10m (16'9")

Bedroom 4.00m (13'1") x 3.20m (10'6")

Bathroom 3.30m (10'10") x 2.00m (6'7")

Gross internal floor area (m²): 55m²

EPC Rating: B

Extras (Included in the sale): The property can be purchased with all of the contents staying if the purchaser wishes, and the seller is open to offers.

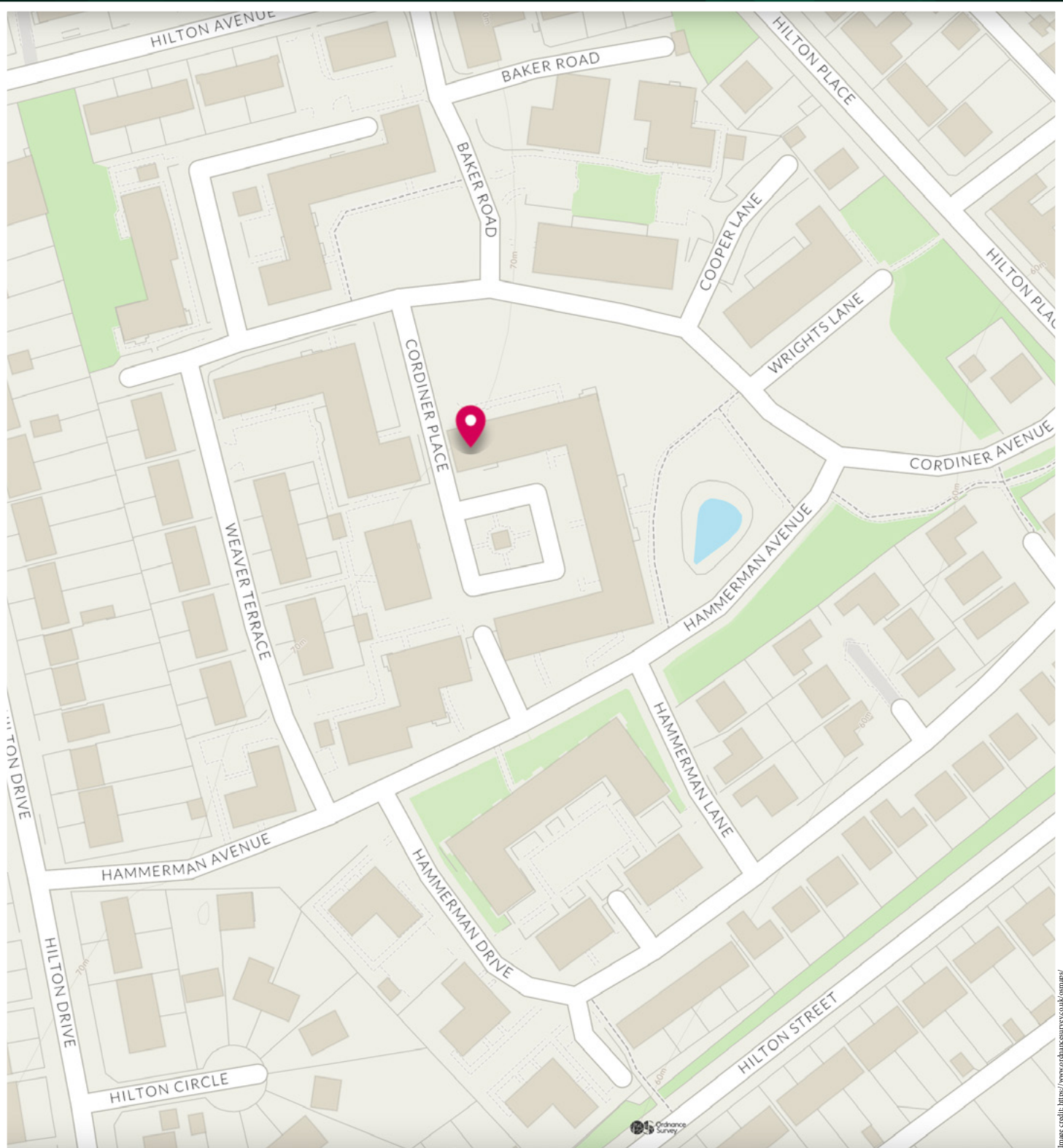




The campus development at Hilton is situated in an area close to many arterial routes and accordingly most parts of the city are easily accessible. With it's sought after location you are just a few minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern day city living, including a variety of pubs, clubs, restaurants, theatres, and cinemas to enjoy along with superb educational and recreational facilities.

The property and area are well served with local shops and great local public transport facilities. With the city offering further excellent bus and rail services and with national and international flights being provided from Dyce Airport. The main East Coast Rail Network operates through Aberdeen providing a link to the central belt, the south and beyond, and west to the city of Inverness. The property is also ideally located for both the student and the professional employee with both, Aberdeen University at Old Aberdeen and especially Foresterhill Hospital being a short distance from the property.

The Location



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Part
Exchange
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THE SUNDAY TIMES
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Text and description
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Surveyor



Layout graphics and design
ALAN SUTHERLAND
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