

109 Hilton Road & Plot West

ABERDEEN, AB24 4HX



An exciting opportunity to acquire a 4 bedroom detached family home with sea and tree-lined views along with a neighbouring plot of land



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McEwan Fraser Legal is delighted to present this opportunity to purchase a four-bedroom detached house in the sought after Hilton area of Aberdeen which also includes the neighbouring plot of land with planning permission for a detached dwelling of similar size to 109 Hilton Road with driveway parking (application reference: 170414/PPP). The house showcases excellent sea views, as well as views on to the tree-lined Stewart park. The owner has actually had a very good income from using the property for a holiday let in recent months which could also be something any new owner may want to consider.

THE LOUNGE



Inside, the property comprises:

- Well proportioned living area
- Fully equipped kitchen
- Conservatory leading to the rear garden
- Three double bedrooms
- One large single bedroom
- Two bathrooms
- Brand new gate installed for parking access from the rear

THE KITCHEN



THE CONSERVATORY



BEDROOM 1 & 2



BEDROOM 3 & 4



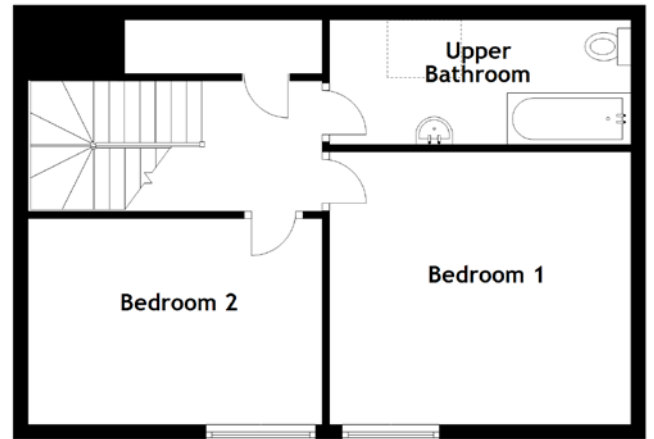
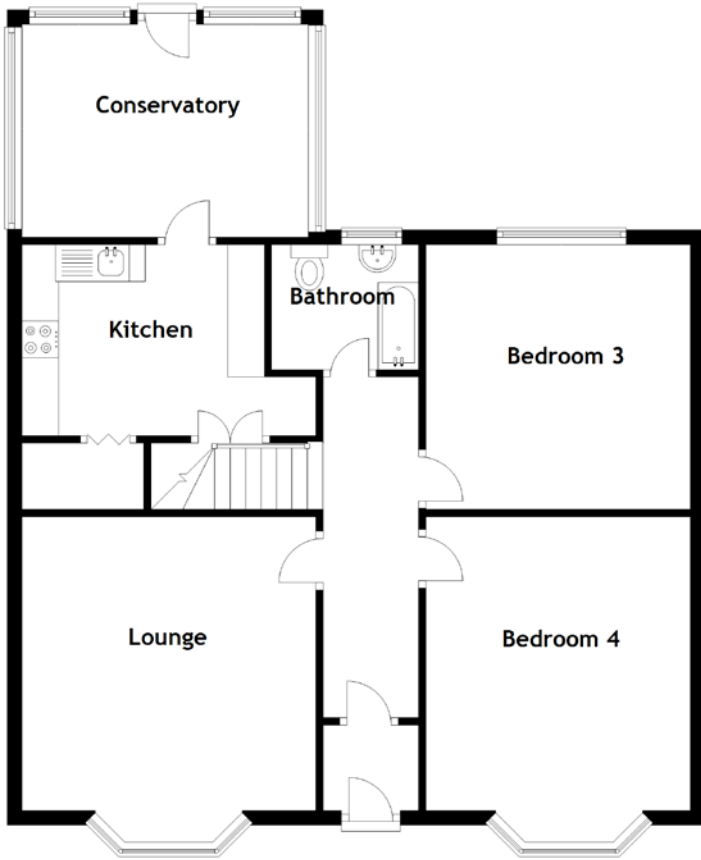
THE BATHROOMS



EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

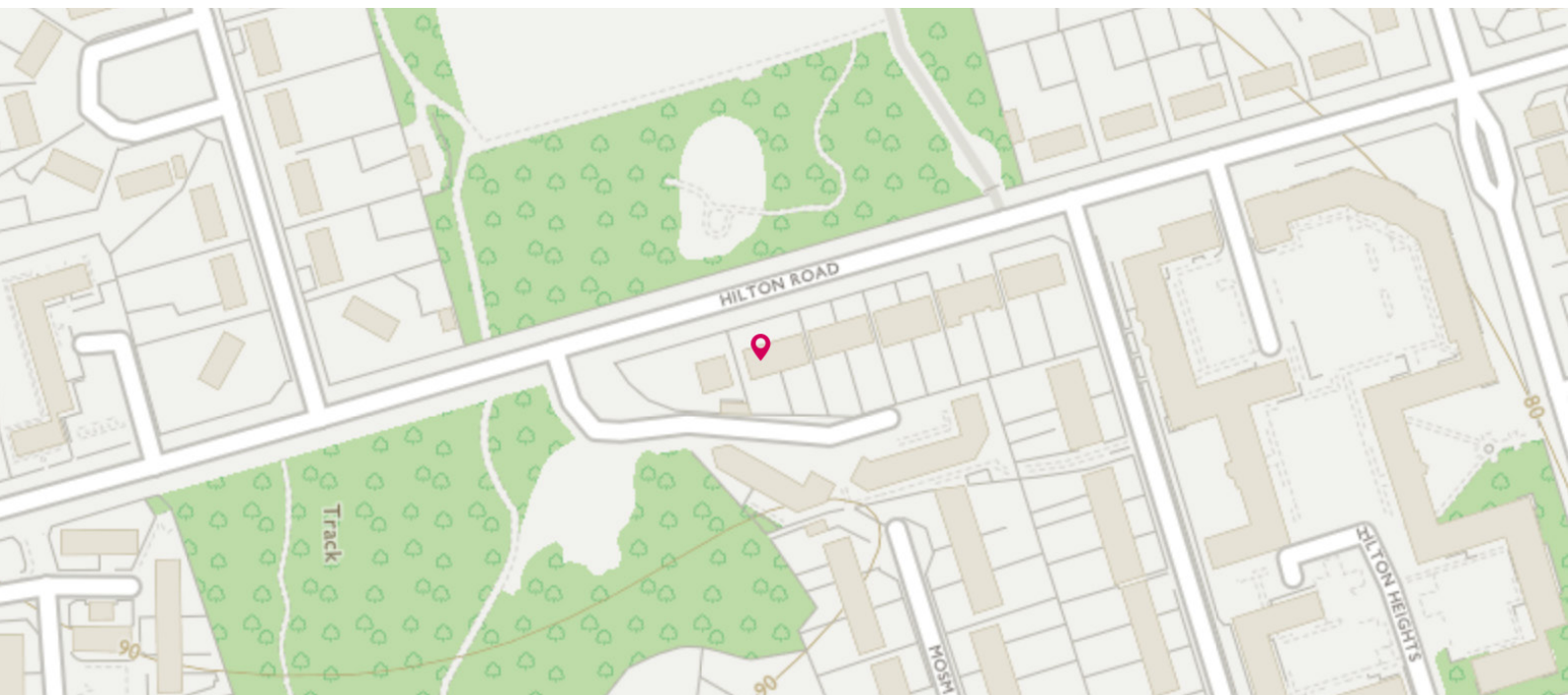


Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 4.00m (13'1")
Kitchen	3.30m (10'10") x 2.60m (8'6")
Conservatory	3.90m (12'10") x 2.90m (9'6")
Bedroom 1	4.10m (13'5") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 2.80m (9'2")

Bedroom 3	4.10m (13'5") x 3.40m (11'2")
Bedroom 4	4.00m (13'1") x 3.60m (11'10")
Bathroom	2.10m (6'11") x 1.90m (6'3")
Upper Bathroom	4.00m (13'1") x 1.90m (6'3")

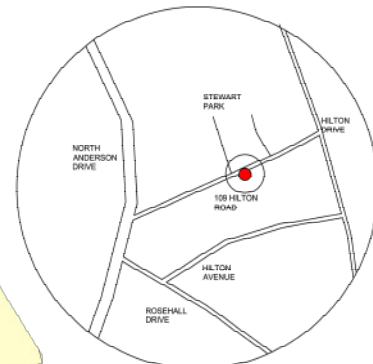
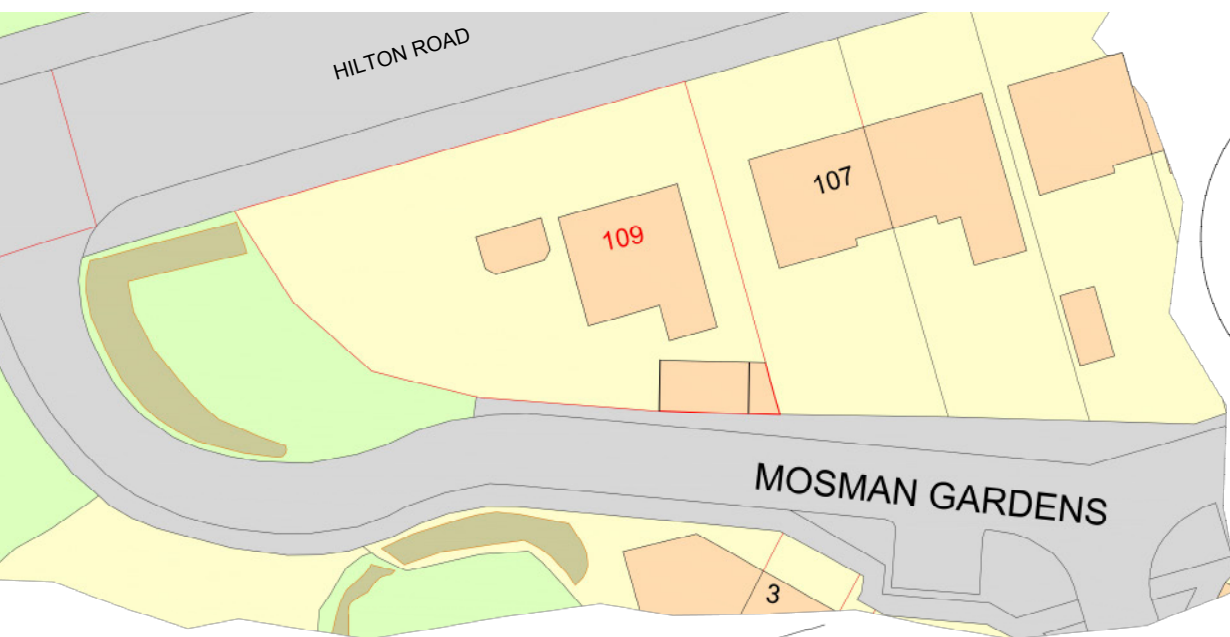
Gross internal floor area (m²): 124m²
EPC Rating: E



The neighbouring plot site currently houses a detached office building and caravan on the grounds, it has planning permission in principle for the subdivision of the plot and erection of a detached residential dwelling in the resultant plot to the west of the existing dwelling (109 Hilton Road). An indicative site layout shows a detached dwelling of a similar footprint to the donor property, with a garden to the west and south. Vehicular driveway access would be taken from a point slightly to the east of the existing driveway onto Hilton Road, serving three on-site parking spaces. The existing conservatory style detached office building would be demolished.

THE PLOT

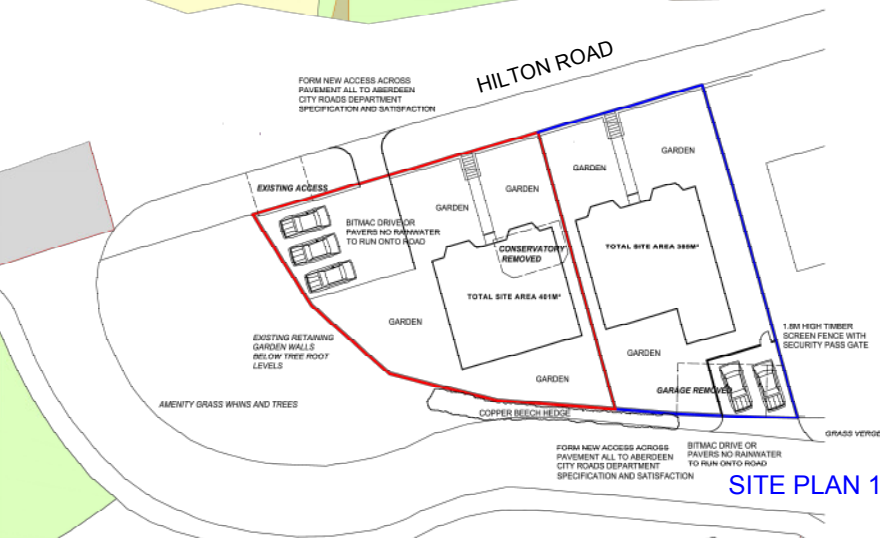




LOCATION PLAN nts

BLOCK / LOCATION PLAN 1:250

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SITE PLAN 1:250

AMENDMENTS	PROJECT DETAILS
	ERECTION OF DWELLINGHOUSE @ LAND ADJACENT TO 108 HILTON ROAD ABERDEEN
	DRAWING DETAILS
	Proposals: Split site Date: 13-03-2017 Drawn: DKM REF No: 1SS
	Tel: 01888 288635 Mob: 07800841674 E-Mail: Dmeldrum1957@aol.com Office: Ardachadh 50 Market Street Turriff



D K MELDRUM LTD
ARCHITECTURAL SERVICES
BUILDING CONSULTANCY

DRAWING SIZE A2 Landscape

THE LOCATION

Situated in the much sought after Hilton residential area of Aberdeen, this property is close to many arterial routes and accordingly most parts of the city are easily accessible. With its excellent 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 verity 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 & Rail Service and with National & 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 Aberdeen Royal Infirmary Hospital being a short distance from the property.



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