

67 Cordiner Place

ABERDEEN, AB24 4SB



SPACIOUS 2-BEDROOM GROUND FLOOR APARTMENT



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Forming part of the much sought-after Hilton Campus development, this is a fantastic opportunity to purchase an exceptionally spacious two-bedroom executive ground-floor apartment. Completed to a high standard by Cala Homes circa 2012, Number 67 Cordiner Place is presented to the market in a pristine walk-in condition.

This spacious well-presented property boasts many features, fresh neutral décor throughout, a spacious lounge that is open plan to the integrated dining kitchen.



There is a master bedroom with built-in wardrobes and en-suite shower room, and further double bedroom again with a built-in wardrobe, an immaculate well-equipped bathroom, with shower cubical utility cupboard with further storage cupboards.



Gross internal floor area (m²): 92m²
EPC Rating: C



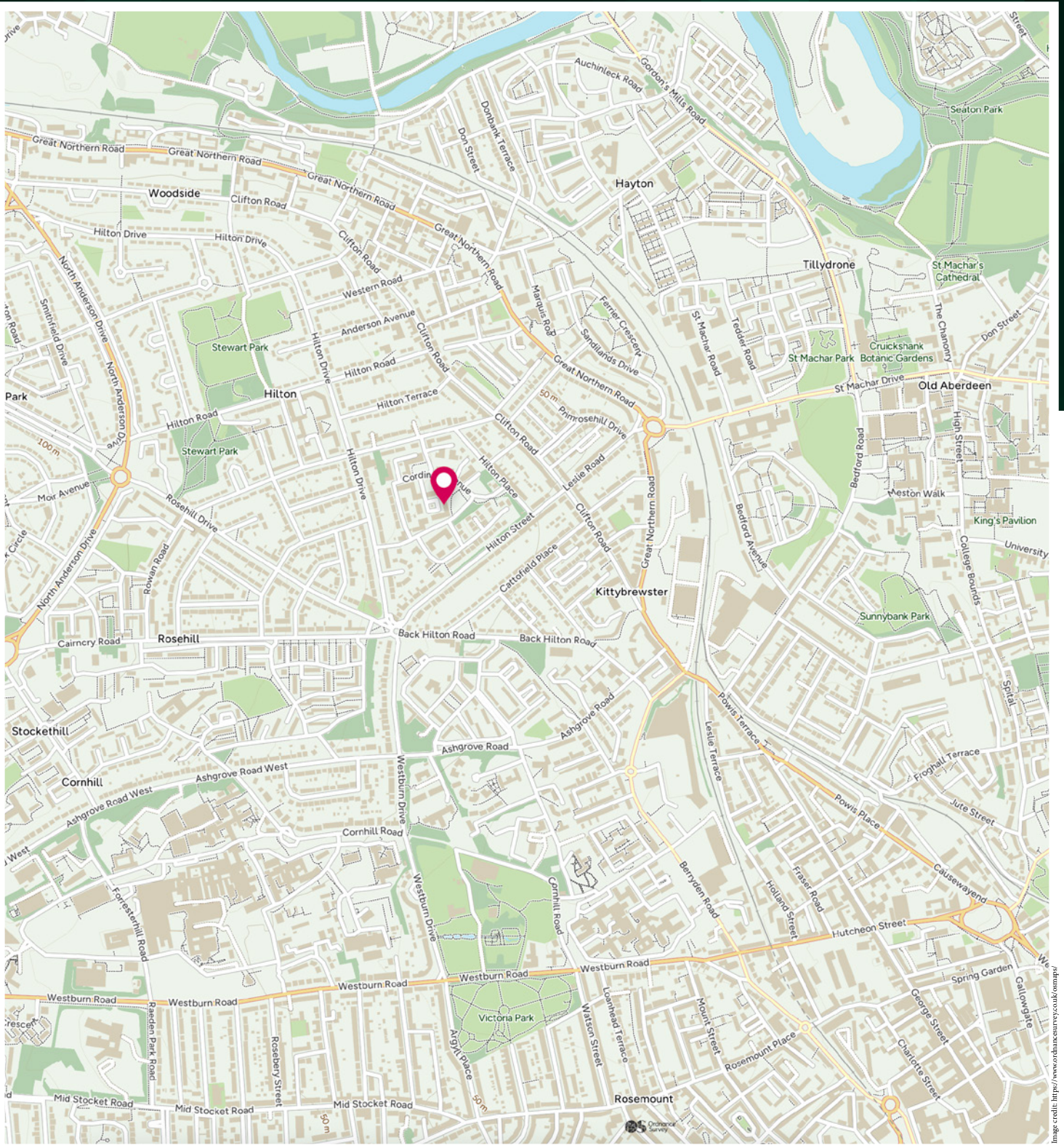
The property is protected by a security-coded entry system leading to the entrance hall and the impressive, bright, and well-maintained communal stairway. All communal areas and garden grounds are maintained by a factor.

Offering bright, generous-sized accommodation, with full UPVC double glazing and gas central heating throughout, with its fantastic central location this property would suit a professional couple or be a fantastic Buy-To-Let investment. There is also allocated car parking for residents with ample visitor parking and secured bicycle storage. Early viewing is a must and is highly recommended.

THE LOCATION

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 its sought-after location, you are just a few minutes from the heart of Aberdeen city center, 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. The city offers further excellent bus and rail services 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 Aberdeen University at Old Aberdeen and especially Foresterhill Hospital being a short distance from the property.



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