



92 Hilton Drive, Aberdeen AB24 4NL

Offers over £309,500

FANTASTIC FOUR/FIVE BEDROOM SEMI DETACHED FAMILY HOME, THOUGHTFULLY EXTENDED WITH OFF STREET PARKING, STORE, GYM, AND SUMMERHOUSE

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

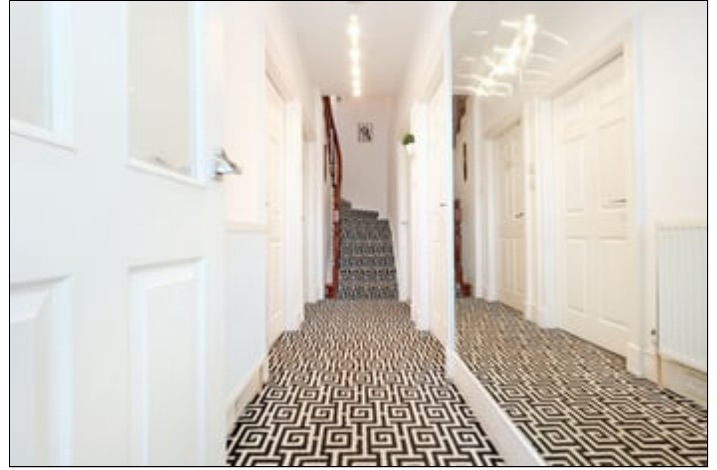
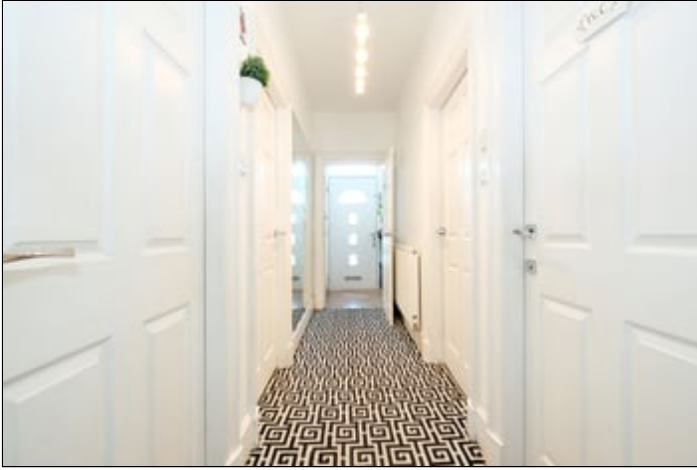
We are delighted to bring to the market this STUNNING FOUR/FIVE BEDROOM SEMI DETACHED FAMILY HOME. Thoughtfully extended to a high standard and still retaining a sizeable garden, this property is presented in excellent order throughout. Benefiting from gas central heating and full double glazing, the accommodation comprises: Entrance Vestibule; Inner Hall; Master Bedroom with bay window to front; inviting Lounge; Kitchen/Dining Room on open plan; Utility Cupboard; Games Room/Study; Bathroom; Bedroom 5/Craft Room on the ground floor. There are three Bedrooms and Family Bathroom on the upper floor.

With off street parking for numerous vehicles to the front and electric charging point, there is also a sizeable garden to the rear, with generous decked area, Store; Gym; and Summerhouse with Bar, which has an additional decked area to the front.

This is a fantastic opportunity to purchase a 'forever home' for a growing family in a great location.

Hilton Drive lies to the north of the city centre, situated in a popular residential area well served by a wide range of local amenities including local shops and the retail parks at Berryden and Kittybrewster. Both Kittybrewster and Woodside Primary Schools and St. Machar Academy are located nearby. The Community Centre, offering a variety of leisure activities and the beautiful Westburn and Victoria Parks are all within walking distance, as is Stewart Park. There are excellent public transport facilities close by and the location is particularly conveniently placed for the hospital complexes at Foresterhill and Cornhill and for Aberdeen University. North Anderson Drive, the main arterial route through the city, is situated nearby providing easy commuting to Aberdeen Airport and the industrial sites located to the North of the city. Aberdeen city centre shopping, cinemas and nightlife are only a short distance away and regular public transport is readily available.

ENTRANCE VESTIBULE & HALL



Entered via part glazed door with fanlight above, the vestibule is laid with laminate and has wall mounted coathooks. Meter cupboard. Part glazed door leads to the Inner Hall, which is carpeted and has a feature mirrored wall which provides additional light and feeling of space. Ceiling light fitting and central heating radiator. Carpeted staircase to upper floor.

MASTER BEDROOM 15' 1" X 10' 8" (4.60M X 3.25M)



Originally the Lounge before our clients transformed this property, this generous Master Bedroom is decorated in neutral tones, and has a bay window to front which allows natural light to flood the room. There is excellent storage within the wall to wall partly mirrored wardrobes with internal shelving and hanging space with sliding doors. Colour changing and dimmable ceiling light fitting with fan and central heating radiator.

LOUNGE 14' 5" X 13' 3" (4.39M X 4.04M)



A warm and inviting central point of the home, the Lounge is decorated in warm tones and has deep pile carpet. A feature media wall houses the wall mounted television and 'Aqua Mist' wood burner effect fireplace. Recesses flank either side of the chimney breast. Door lead to Utility and Games Room/Study. Central heating radiator, television point, and smoke alarm. Colour changing and dimmable ceiling light fitting with fan. Additional sleek vertical radiator between the Lounge and the open plan Kitchen/Dining Room to rear, which also provides borrowed light to the Lounge.

KITCHEN/DINING ROOM 21'3" X 13'9" (6.48M X 4.20M)



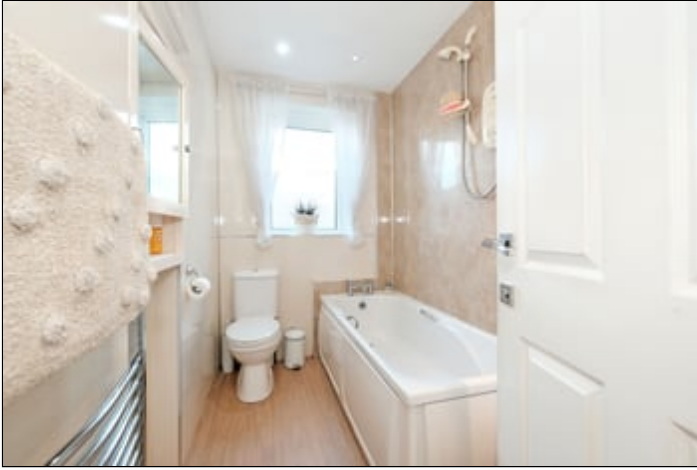
This super extension is on open plan with the Lounge. A bank of floor to ceiling windows and patio doors flood the area with natural light and access the decked patio area. The Kitchen is fitted with an attractive modern range of wall and base units with complementing work surfaces, and sizeable central island ideal for dining with generous storage below. There is space for an American style fridge/freezer and the integrated appliances include double oven, hob, dishwasher, extractor hood and waste bins. Inset dimmable downlighters.

UTILITY & GAMES ROOM



Accessed from the Lounge and housing washing machine and tumble drier. Ceiling light fitting and wall mounted coat hooks. Understairs storage. Door to Games Room/Study 9' 3" x 8' 2" (2.82m x 2.49m) with inset downlighters, wall mounted tv and recessed storage.

BATHROOM 8' 6" X 4' 9" (2.59M X 1.45M)



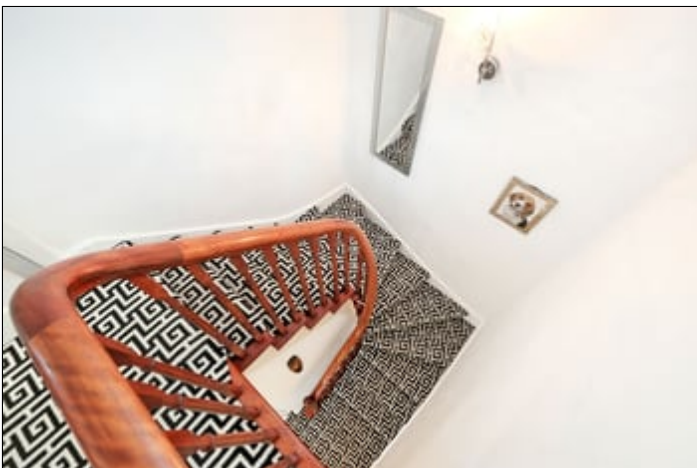
Aqua panelled and fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal and bath with shower over. Inset downlighters and chrome ladder style radiator. Recessed medicine cabinet. Window to side providing natural light.

BEDROOM 5/CRAFT ROOM 12' 6" X 6' 7" (3.81M X 2.01M)



Currently used as a Craft Room, this fifth Bedroom is to the front of the property and benefits from generous wall to wall storage with part mirrored sliding doors. Ceiling light fitting, central heating radiator and telephone point.

UPPER FLOOR



Carpeted stairs lead to the upper floor accommodation. There is a wall light and central heating radiator, as well as smoke alarm on the landing. Walk in storage cupboard with electrical sockets and access to eaves.

BATHROOM 10' 0" X 7' 9" (3.05M X 2.36M)



Aqua panelled and fitted with a three piece suite comprising toilet pedestal and wash hand basin in vanity, and jacuzzi bath with shower over. Velux window to side provides natural light. Inset downlighters, shaver point and chrome ladder style radiator.

BEDROOM 2 14' 10" X 11' 8" (4.52M X 3.56M)



Private hallway access with wall mounted coathooks, to generous Double Bedroom which has a picture window overlooking the rear garden and flooding the room with natural light. Two built-in cupboards with hanging rails. Ceiling light fitting and central heating radiator. Further half height, room length storage cupboard.

BEDROOM 3 9' 8" X 9' 2" (2.95M X 2.79M)



Third Bedroom with velux to rear, ceiling light fitting, central heating radiator and wall mounted television.

BEDROOM 4



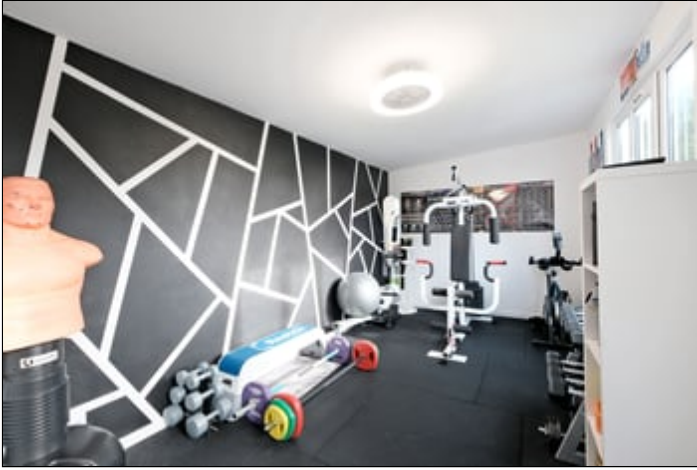
12' 5" x 8' 6" (3.78m x 2.59m) Double Bedroom with picture window to front. Wall light, central heating radiator and wall mounted coathooks.

EXTERNAL



The garden to the front of the property has been paid to tarmac to allow off-street parking for three vehicles. There is an electric charging point and outside water tap. A gate to the side conceals a storage area which is in front of the original Garage. To the rear is an elevated and substantial decking area from which to enjoy the warmer weather. The fully enclosed rear garden enjoys a great deal of privacy, with sizeable lawn and summer house. The large shed is also to remain.

FORMER GARAGE



The Garage has been divided into a store and gym. The STORE 12' 6" x 9' 0" (3.81m x 2.74m) has some fitted storage shelves and remaining moveable shelving units, and benefits from power and light, with door to side. The GYM 18' 0" x 9' 0" (5.49m x 2.74m) is accessed via upvc glazed door to side, with windows allowing natural light. Colour changing and dimmable ceiling light fitting with fan. There is a double external power socket and 2 external light fittings.

SUMMER HOUSE 22' 7" X 14' 8" (6.88M X 4.47M)



A super extra to this already sizeable home, the Summer House is neutrally decorated and accessed by glazed double doors which also allow natural light. Laid with quality flooring, there is a large store, built-in bar and ample space for free standing furniture, or, currently, a pool table. Two ceiling light fittings and wall mounted television. A decking area with built in overhead lighting to the front allows for relaxing in the summer evenings.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale (with the exception of the ceiling light fitting in the Lounge), together with the integrated appliances in the Kitchen, the usual fixtures and fittings in the Bathrooms and the garden shed.

COUNCIL TAX BAND - E

EPC BANDING - D



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