



38 Hilton Avenue, Aberdeen AB24 4RE

Offers over £319,500

SPACIOUS FOUR BEDROOM SEMI DETACHED HOUSE IN IMMACULATE ORDER, FRESHLY DECORATED AND RECARPETED THROUGHOUT, WITH GARAGE AND SUMMERHOUSE

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this IMMACULATE FOUR BEDROOM SEMI DETACHED FAMILY HOME, built to an exceptionally high standard by Cala in 2015. Recently redecorated and recarpeted throughout, this property is in truly ready to move into condition, and offers spacious light and airy accommodation throughout, with excellent storage and Integral Garage. Benefiting from gas central heating and full double glazing, the accommodation comprises: Entrance Hall; spacious Lounge; wonderful Kitchen/Dining Room on open plan; Utility Room; and Cloakroom. The Master Bedroom with En-Suite Shower Room; three further Bedrooms; and Bathroom complete the accommodation on the upper floor. There is off street parking to the front, and most generous fully enclosed garden to the rear, with the added appeal of a versatile Summer House, ideal for housing a hot tub/gym/home office if required.

Hilton Avenue 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.

ENTRANCE HALL



Accessed via part glazed door to front, this is an inviting and roomy Entrance Hall, with carpeted stairs leading to the upper floor accommodation. Two ceiling light fittings, central heating radiator, telephone point and alarm panel. An understairs cupboard houses the meters and allows for storage.

LOUNGE 17' 6" X 11' 0" (5.33M X 3.35M)



Spacious light and airy Lounge with picture window to front enabling natural light to flood the room. Two central heating radiators, two ceiling light fittings, smoke alarm and television point.

KITCHEN/DINING ROOM 24' 0" X 11' 0" (7.32M X 3.35M)



The superb open plan area is again bathed in natural light from the patio doors at the Dining area and the window at the Kitchen. The Kitchen is fitted with a modern range of high gloss wall and base units with underunit lighting and complementing work surfaces, and breakfast bar. The integrated appliances include oven, microwave, fridge/freezer, dishwasher and 5 burner gas hob with extractor hood over. There is an inset sink and drainer below the window to rear. The Dining area has its own ceiling light fitting and central heating radiator, with telephone and television points. There is ample room for dining table and chairs with direct access to the rear garden via the patio doors.

UTILITY ROOM



Directly accessed from the Kitchen, with part glazed door leading to the rear garden, and door to Integral Garage. Cupboard housing central heating boiler. Fitted with modern wall and base units with inset sink and drainer. The washer/dryer is to remain. Ceiling light fitting and central heating radiator. Store

cupboard with coathooks.

CLOAKROOM 7' 2" X 3' 9" (2.18M X 1.14M)



Fitted with a two piece suite comprising wash hand basin and toilet pedestal in vanity. Ceiling light fitting, central heating radiator, extractor fan and shaver point.

UPPER FLOOR



Carpeted stairs lead from the Entrance Hall to the upper floor Landing. Two ceiling light fittings and central heating radiator. Access Hatch to Loft space. Cupboard housing the central heating system.

MASTER BEDROOM 18' 0" X 11' 9" (5.49M X 3.58M)



The most generous Master Bedroom has a floor to ceiling window to front, with Juliette balcony. Ceiling light fitting, central heating radiator, television and telephone points. Two built-in double wardrobes with frosted sliding doors allow super hanging and shelf storage. Door to En-Suite.

EN-SUITE SHOWER ROOM 9' 6" X 7' 3" (2.90M X 2.21M)



Partially tiled and fitted with a three piece suite comprising toilet pedestal and wash hand basin in vanity and large shower cabinet. Inset downlighters, shaver point, extractor fan and central heating radiator.

BEDROOM 2 15' 0" X 10' 9" (4.57M X 3.28M)



Large Double Bedroom with window to front, benefiting from built-in wardrobe allowing hanging and shelf storage, and additional store again with hanging and shelf storage. Ceiling light fitting, central heating radiator, television and telephone points.

BEDROOM 3 11' 5" X 11' 10" (3.48M X 3.61M)



Third large Double Bedroom, with a rear aspect overlooking the garden, again benefiting from double built-in wardrobe with frosted sliding doors. Ceiling light fitting, central heating radiator, telephone and television points.

FAMILY BATHROOM 8' 6" X 6' 8" (2.59M X 2.03M)



Partially tiled and fitted with a four piece suite comprising wash hand basin in vanity, toilet pedestal, bath and separate shower cabinet. A window to rear allows natural light. Inset downlighters, shaver point, extractor fan and central heating radiator.

BEDROOM 4 11' 2" X 9' 6" (3.40M X 2.90M)



Again with a rear aspect, this fourth Bedroom also benefits from double built-in wardrobe with frosted sliding doors, hanging rail and shelving. Ceiling light fitting, central heating radiator and television point.

EXTERNAL



There is off-street parking to the front of the property, leading to the Integral Garage. The fully enclosed garden to the rear is really generous, with slabbed patio area, and a super Summer House which lends itself to a number of uses. Laid mainly to lawn with fencing surround, there are a few mature trees at the bottom of the garden providing additional privacy in the summer months.

SUMMER HOUSE 12' 8" X 9' 6" (3.86M X 2.90M)



A super addition to this home, and benefiting from power connected to the main house, this space could be used to house a hot tub, as a gym, or indeed home office.

GARAGE 18' 7" X 9' 5" (5.66M X 2.87M)

With integral access from the Utility Room, and up and over door to front, the Garage benefits from power and light and has a water tap.

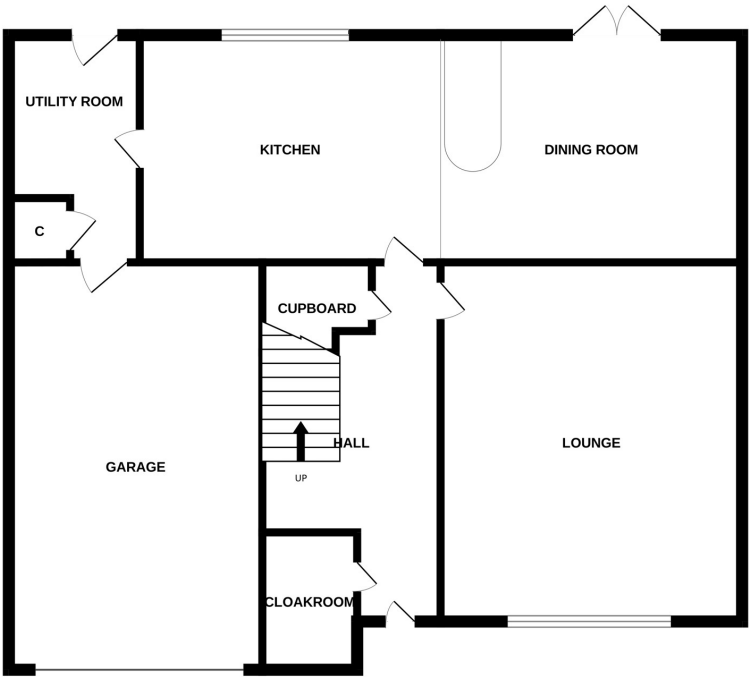
EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen, the washer/dryer in the Utility Room, the usual fixtures and fittings in the Bathroom, En-Suite and Cloakroom; and the rotary clothes drier in the garden.

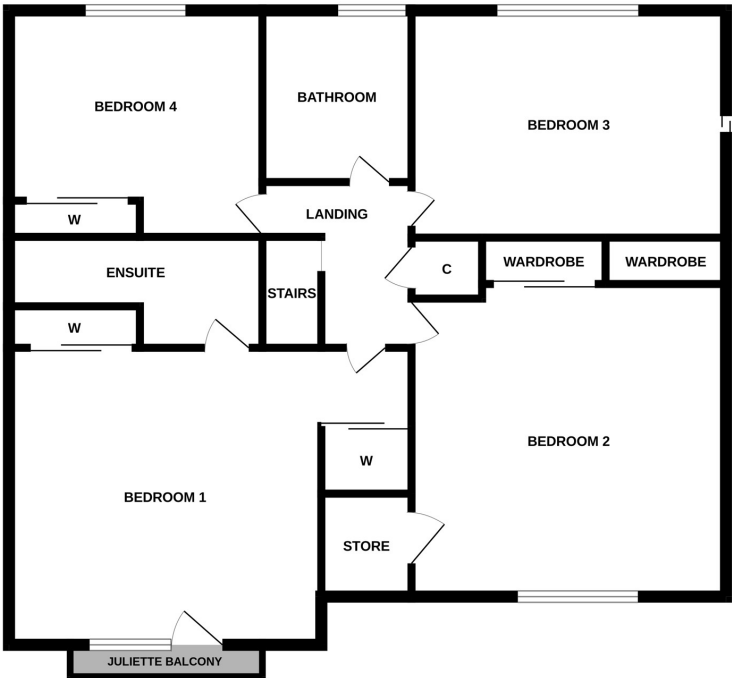
COUNCIL TAX BAND - F

EPC BANDING - B

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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