



18 Hammerman Drive, Aberdeen AB24 4SH

Offers over £190,000

Stronachs

# 18 Hammerman Drive, Aberdeen AB24 4SH

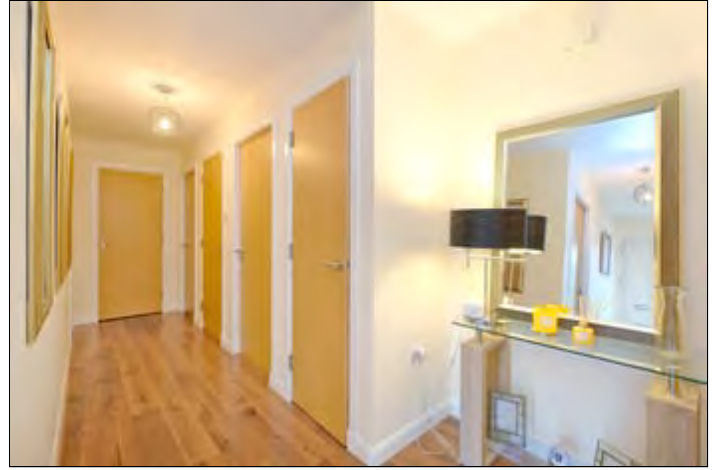
Offers over £190,000

Viewing: Contact Selling Agents on 01224 626100

We are delighted to offer for sale this beautifully presented unique 'cottage' style THREE BEDROOM SELF CONTAINED GROUND FLOOR APARTMENT in a two storey block, set in the exclusive Hilton Campus development. Completed to high standards by CALA Homes, this impressive apartment offers not only exceptionally spacious living accommodation, but an abundance of storage space, a rarity in most modern apartments. Being completely self-contained, with its own private entrance, gas central heating, full double glazing, and decorated in neutral shades throughout, this is an ideal first time or investment purchase. The accommodation comprises: most welcoming and spacious Entrance Hall; generous Lounge with corner 'French' doors leading to patio area; attractive fully fitted Dining Kitchen; large Master Bedroom with En-suite Shower room; two further Double Bedrooms; and Bathroom with shower.

The Campus is well placed for ease of access to Aberdeen Royal Infirmary at the Foresterhill complex into the city centre and all remaining parts of the city, and in particular the northern suburbs of Dyce and Bridge of Don and their associated commercial and retail parks. Aberdeen Airport is only a short drive away and the Campus is ideally situated for the University, and is within easy travelling distance of the main arterial route running from the Bridge of Dee to the Bridge of Don. An ideal location for the city dweller who enjoys the peace and privacy of a private, enclosed development within an established residential district.

## HALL



The welcoming Entrance Hall is laid with wood laminate which is continued throughout, and immediately impresses the viewer as to the feeling of space and thorough use of the floor space available. Three built-in cupboards provide ample storage space, one of which has power and light, and one houses the electricity meter and telephone point. Two ceiling light fittings, central heating radiator, smoke alarm.

## LOUNGE/DINING ROOM





## LOUNGE/DINING ROOM 17' 10" X 14' 7" (5.44M X 4.45M)



Entered by solid wooden door with glass panel insert, this is a most generous light and airy Lounge with floor to ceiling windows in one corner, a French door opening on to patio area allowing for relaxing outside in the summer months. There is ample room for dining and lounge furniture. Two ceiling light fittings, central heating radiator, television and telephone points.

## DINING KITCHEN 10' 4" X 10' 3" (3.15M X 3.12M)



Fitted with an attractive range of wall and base mounted units in a gloss finish with complementary work surfaces and splash back tiling. Stainless steel sink and drainer with mixer tap. The integral fridge/freezer, washer/dryer, dishwasher, and stainless steel oven with gas hob and stainless steel chimney style extractor are also included. There is space for dining. Windows to the front of the property allow natural light to flow. 4 point halogen ceiling light fitting. Radiator. Telephone and television point.

## MASTER BEDROOM 13' 5" X 11' 7" (4.09M X 3.53M)



Spacious Master Bedroom overlooking the side of the property. Storage is available in abundance here as there are twin double built in wardrobes with sliding doors, hanging rail and shelf space. Ceiling light fitting. Radiator. Television and telephone points. Door to En-Suite Shower room.

## EN-SUITE SHOWER ROOM 7' 3" X 4' 5" (2.21M X 1.35M)



Partially tiled and fitted with a sleek range of sanitary ware in white, comprising wash hand basin and toilet pedestal housed within vanity unit, and large walk in shower with attractive aqua panelling and folding shower screen doors. Ceiling light fitting, extractor fan, radiator, shaver point.

## BEDROOM 2 11' 3" X 9' 6" (3.43M X 2.90M)



Generous second Double Bedroom with window overlooking the rear car park and landscaped grounds, again benefitting from double built-in wardrobes with sliding doors, hanging rail and shelf. Ceiling light fitting. Radiator.



### BEDROOM 3 10' 3" X 7' 7" (3.12M X 2.31M)



Further Double Bedroom with window to the front. Ceiling light fitting. Radiator.

### BATHROOM 9' 10" X 7' 2" (3.00M X 2.18M)



A good sized Bathroom, partially tiled and fitted with a white three-piece suite comprising wash hand basin and toilet pedestal set in vanity unit, and bath with overhead mira sport shower, with aqua panelled surround. Shaver point. Xplair fan, radiator, ceiling light fitting.

### EXTERNAL



The development has been sensitively landscaped retaining many mature trees. Lawns and shrub beds have been created between the meandering access roads creating an environment that is almost rural but with the advantage of being central to all city amenities. A factor will be appointed to take care of the general maintenance and upkeep of the grounds. Private residents' parking plus ample visitor spaces. There is a shared cycle store and bin store.

## **EXTRAS**

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen and the usual fixtures and fittings in the Bathroom and En-Suite.

**COUNCIL TAX BAND - E**

**EPC BANDING - B**



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