



**75 WESTERN ROAD
ABERDEEN, AB24 4DR**

**OFFERS OVER
£85,000**

**WELL PRESENTED ONE BEDROOM GROUND FLOOR FLAT
IN THE POPULAR HILTON AREA OF ABERDEEN**

- DOUBLE BEDROOM
- KITCHEN/LOUNGE
- SHOWER ROOM
- DOUBLE GLAZED WINDOWS
- ON-STREET PARKING
- SHARED GARDEN
- COUNCIL TAX BAND – A
- EPC RATING – D

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DESCRIPTION

We are pleased to offer this one bedroom ground floor flat in the popular Hilton area of Aberdeen. The property comprises of: gas central heating, double glazed windows, shared back garden and on-street parking. The flat would be the ideal purchase for a young professional, a couple or as an investment property.

Entry to the property is through a welcoming and bright reception hallway which has been fitted with wood effect laminate floors and leads to all rooms in the flat. The modern lounge and open plan kitchen is generously sized and would host a range of furniture, with a deep silled window overlooking the front garden which belongs to the property. The laminate wood floors continue through this room, which further benefits from integrated ceiling lights, shelves in alcove and a bar style fitted dining unit ideal for breakfast or to host guests. The open plan kitchen has been fitted with wood effect base and wall units, neutral mocha coloured splashback tiles, co-ordinating worktops, an electric induction hob with a fan extractor unit above, an integrated oven underneath, a stainless steel sink/drainage and an undercounter 'Indesit' washing machine/dryer which is included in the sale. The bright double bedroom enjoys a view onto the path alongside of the house through a large window to the height of the ceiling, with alcove shelves underneath for storage, fitted with neutral cream coloured carpets and a mirrored integrated wardrobe. The three piece shower room benefits from a shower, a wash hand basin, a W.C. and is laid with modern neutral coloured tiles.

The well maintained shared back garden has been laid to lawn and is surrounded by a wall with a variety of flower bushes for privacy, and a private shed available to the property for outdoor storage with a slatted pathway for access. A front garden patio with stone chippings and seating area, as well as a separate back garden decking allow for the ideal space to host family and friends.

Accommodation:

Hallway	3.17m x 0.92m
Lounge/Kitchen	3.64m x 4.38m
Bedroom	1.74m x 3.66m
Shower Room	1.48m x 2.60m

Western Road is located within easy access to the University of Aberdeen and the Aberdeen Royal Infirmary in a quiet residential area close to Great Northern Road. Public transport is within walking distance of the property with regular bus connections available to the city centre, Dyce and Bridge of Don, and a good range of local amenities nearby.

ENTRY

By arrangement.

VIEWING ARRANGEMENTS

Telephone selling agents 01224 572777.

DIRECTIONS

From the city centre travel along the A96 on Powis Place, and at the roundabout take the second exit to continue onto Great Northern Road. Turn left when you reach Grandholm Street and continue onto Western Road. The property is located on the left indicated by our 'for sale' sign.

