

FOR SALE



7 Richmondhill Road

**3 Bedrooms, 1 Bathroom, 1 Ensuite and 1 Cloakroom WC
Semi-Detached House**

£TBC

MARTIN&CO



- [Video walk-through - Click link above](#)
- **Ideal Family Home**
- **Gas Central Heating**
- **Close to City Centre**
- **Excellent transport links**
- **Local Amenities Nearby**
- **LARN: 1905074**

Radiant Richmondhill Road Located within one of Aberdeen's most sought-after residential areas, enjoys a prime position in the desirable Midstocket/Rosemount district, to the west of the city centre. This established and highly regarded neighbourhood is known for its attractive mix of traditional properties, tree-lined streets and strong community feel, making it particularly popular with professionals and families alike.

The property benefits from excellent connectivity, with Aberdeen Railway Station situated approximately 1.4 miles away, providing direct links to national destinations, while regular public transport services offer convenient access throughout the city and beyond.

A wide range of local amenities are available within easy reach, including a selection of independent shops, cafés and everyday conveniences in nearby Rosemount, as well as supermarkets such as Co-op Food, all within walking distance. The area is also ideally positioned for access to Aberdeen Royal Infirmary, making it particularly convenient for healthcare professionals. Richmondhill Road further benefits from its proximity to Aberdeen city centre, offering a wealth of retail, leisure and dining facilities, as well as cultural attractions. For outdoor enthusiasts, a number of parks and green spaces are located nearby, providing pleasant recreational opportunities. The surrounding area is recognised as a well-established and largely owner-occupied neighbourhood, noted for its low levels of deprivation and strong residential appeal, enhancing its desirability as a place to live.

Overall, this location offers an excellent balance of peaceful residential living with superb access to city amenities, making it an ideal setting for a wide range of buyers.





LIVING ROOM This elegant and generously proportioned living room offers a bright and inviting space, ideal for both relaxing and entertaining. A charming feature fireplace creates a natural focal point, adding character and warmth, while the high ceilings and attractive architectural details contribute to the room's period appeal. Well-balanced in layout, the room comfortably accommodates a variety of furniture arrangements, making it perfectly suited to modern family living as well as more formal entertaining.

KITCHEN This beautifully presented kitchen combines contemporary styling with practical design, creating a highly functional and attractive space. Fitted with a range of sleek, handle-accented wall and base units, the kitchen offers ample storage while maintaining a clean and streamlined aesthetic. Well laid out to maximise efficiency, this kitchen is perfectly suited to everyday living as well as entertaining, offering a stylish yet highly usable environment.

DINING ROOM This beautifully presented open plan dining room offers a bright and inviting space, ideal for both everyday family meals and formal entertaining. Bathed in natural light from a charming bay window, the room enjoys a pleasant outlook while enhancing the sense of space and openness. This delightful room perfectly balances practicality and aesthetic appeal, making it a standout feature of the home.

UTILITY ROOM This well-appointed utility room provides a practical and highly functional space, thoughtfully designed to support modern living. Fitted with a range of wall and base units, the room offers ample storage alongside generous worktop space, ideal for laundry and household tasks. With space for appliances and direct access to the outdoors, this utility room is both convenient and versatile-perfect for keeping the main living areas organised and clutter-free.



CLOAKROOM WC This neatly presented cloakroom WC offers a stylish and practical addition to the home. Fitted with a contemporary white suite comprising a low-level WC and a sleek vanity unit with inset wash hand basin, the space is both functional and well-designed.

MASTER BEDROOM A beautifully presented and generously proportioned principal bedroom offering a bright and airy atmosphere, enhanced by large windows allowing for an abundance of natural light. Finished in neutral tones with fitted carpeting, the room provides ample space for a king-size bed and additional bedroom furnishings. Features include built-in storage and pleasant outlooks, creating a stylish and tranquil retreat ideal for modern family living.

WET ROOM / ENSUITE The property benefits from a sleek and contemporary shower room, stylishly appointed with a glass and chrome enclosure housing a luxurious fixed rainfall shower, complemented by a separate handheld shower attachment for added convenience. This well-designed space perfectly combines practicality with a touch of everyday luxury.

BEDROOM TWO A well-proportioned double bedroom featuring tasteful neutral décor and a large window allowing for excellent natural light throughout. The room offers ample space for a range of free-standing bedroom furniture and benefits from a useful built-in storage cupboard. This bright and inviting room provides comfortable and versatile accommodation ideal for family living or guest use.

BEDROOM THREE A bright and well-presented single bedroom featuring neutral décor and a large window providing an abundance of natural light. The room offers space for free-standing furniture and would suit a variety of uses including a child's bedroom, guest room, or home office. This is a versatile and inviting space.

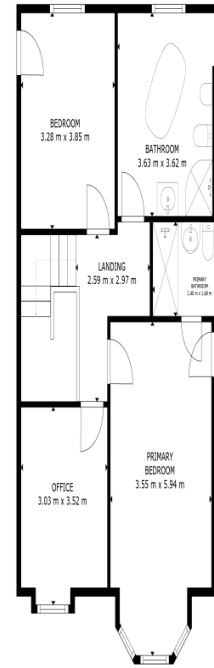
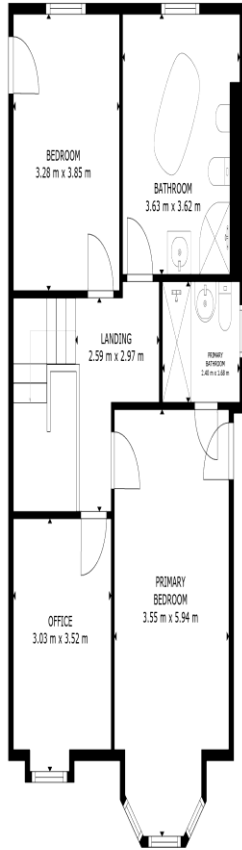


FAMILY BATHROOM This stunning bathroom has been thoughtfully designed to create a luxurious, spa-like retreat. Featuring a striking freestanding bathtub positioned to take full advantage of natural light from the large window. A contemporary walk-in shower enclosure and a sleek, modern WC complete the suite, all finished to a high standard with clean lines and a sophisticated neutral palette. This impressive bathroom provides an ideal space to unwind, combining practicality with high-end design.

LOFT / ATTIC Accessible via a pull-down ladder, this useful loft/attic space is fully floored and lined, providing excellent additional storage with scope for a variety of practical uses, subject to the necessary consents. A valuable and well-maintained supplementary space enhancing the property's overall versatility.

REAR GARDEN The rear garden is well enclosed with boundaries defined by pointed stone walls and mature hedging, offering a good degree of privacy and character. Predominantly landscaped with established shrubs, the garden also features areas laid to grass and concrete, creating a versatile outdoor space suitable for both relaxation and practical use.





GROSS INTERNAL AREA
 FLOOR 1: 84 m²; FLOOR 2: 73 m²
 TOTAL: 157 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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