

FOR SALE



Hartington Road, Attic Floor Left, Aberdeen

1 Bedroom, 1 Bathroom, Apartment

Offers Over £65,000

MARTIN&CO



- Ideal First Time Buyer Opportunity
- Ideal Investment Opportunity
- Excellent transportation links
- Close to City Centre
- Local Amenities Close by
- Shared Communal Garden

Head on down to Hartington Road 29 this Attic Floor Left property offers an excellent opportunity to acquire a well-positioned property in a convenient and established residential location. The property enjoys easy access to the wealth of amenities available throughout the surrounding area, while Aberdeen city centre is within comfortable reach, making this an appealing choice for professionals, first-time buyers and investors alike. The location combines the convenience of city living with the established character of the surrounding residential neighbourhood.

Everyday shopping requirements are well catered for, with a range of supermarkets, convenience stores, independent shops and local services available nearby. The wider AB10 area also provides an excellent selection of cafés, restaurants, bars and leisure facilities, while Union Square Shopping Centre and Aberdeen's city-centre retail and entertainment offering are readily accessible. For commuters, the property benefits from excellent access to public transport, with Aberdeen Railway Station approximately one mile away, providing rail connections. Aberdeen's main road network is also readily accessible, while Aberdeen International Airport is approximately five miles from the property. The area is particularly well placed for access to the universities and colleges of Aberdeen. For recreation and leisure, residents can enjoy a variety of green spaces, walking routes and outdoor facilities throughout Aberdeen, with attractions including Duthie Park, Aberdeen Beach and the River Dee within the wider city area. The proximity to the city centre also ensures that a comprehensive range of cultural, sporting and leisure facilities is close at hand.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



OPEN PLAN LIVING ROOM AND KITCHEN A bright and well-presented open-plan living room with kitchen. A bright and welcoming living room, offering a comfortable and well-presented space for relaxing and entertaining. The room benefits from wood-effect flooring, neutral décor and excellent natural light, creating a warm and contemporary feel. A generous seating area provides ample space for furnishings, complemented by a feature wall-mounted artwork and practical storage. A neutral finish provides an excellent blank canvas for a new owner to personalise to their own taste.

A stylish and practical open-plan kitchen and living area, creating a bright and sociable space ideal for modern everyday living and entertaining. The kitchen is fitted with a range of contemporary white wall and base units, complemented by contrasting work surfaces and a tiled splashback. Integrated appliances include an electric oven and hob with extractor hood, while there is ample worktop space and storage provision. A large window floods the kitchen with natural light and provides an appealing outlook, further enhancing the bright and airy feel of the room.

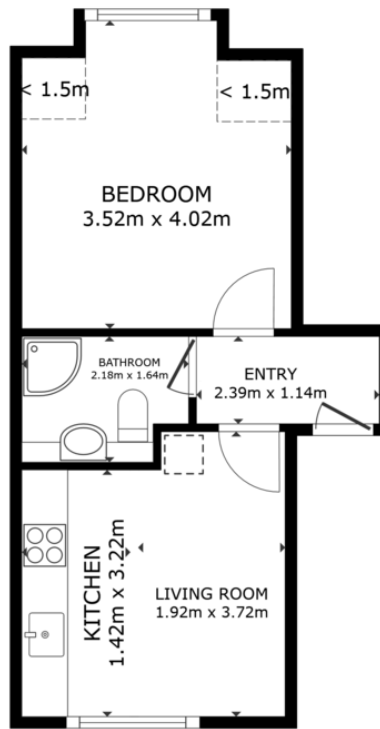
The open-plan layout flows seamlessly into the living area, making this an excellent space for both relaxing and entertaining. Attractive wood-effect flooring runs throughout, adding warmth and continuity to the accommodation, while the neutral décor offers a versatile backdrop for personalisation.



BEDROOM A bright and inviting double bedroom, offering a comfortable and well-proportioned space with a warm and homely atmosphere. The room benefits from attractive wood-effect flooring, neutral décor and a large window which allows an excellent level of natural light to flood the room. The sloping ceiling adds character and reflects the property's attic-floor position, while built-in shelving provides useful display and storage space. The room offers ample space for a double bed and accompanying bedroom furniture, with a pleasant outlook from the window. Overall, this is a bright, characterful and versatile bedroom, providing a comfortable retreat and an excellent opportunity for personalisation.

BATHROOM A stylish, contemporary bathroom finished to a high standard, featuring a sleek white suite comprising a vanity wash hand basin with integrated storage, low-level WC, and a generous walk-in shower with glass enclosure. Fully tiled walls and flooring provide a clean, modern aesthetic, while recessed ceiling spotlights and a large mirrored cabinet enhance both the sense of space and practicality. Beautifully presented throughout, this well-appointed bathroom offers a luxurious and low-maintenance finish.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 30.7 m²
EXCLUDED AREAS : REDUCED HEADROOM 1.4 m²
TOTAL : 30.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Aberdeen

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