



42 Richmondhill Place
Aberdeen AB15 5EP

ledingham
chalmers
estate agency



Lounge



Dining room

42 Richmondhill Place Aberdeen AB15 5EP

West end ground floor flat with flexible living space and studio

- Well proportioned self contained ground floor flat
- Attractive West End tree lined street location
- Beautiful period features including stained glass
- Spacious dining area with kitchen access
- Two bedrooms, one with shower and garden access
- Exclusive studio space with shower room below



Two beds.



One bathroom.



Two public rooms.

We are delighted to offer for sale this well proportioned two bedroom self contained ground floor flat situated on an attractive tree lined street in the west end of the city.

The property has been particularly well maintained by the present owner and retains many appealing period features throughout. Entry to the property is gained via a wrought iron gate from the street, with an entrance vestibule featuring a beautiful stained glass window and door. The internal hallway gives access to most of the property's accommodation. The front facing lounge is filled with natural light provided through a large bay window. The room is enhanced by an electric fire with stone surround. To the rear, the dining room is generous proportioned, with fitted base and tall units offering ample storage and worktop space. A modern dishwasher and double oven are also found here. A door from the dining room leads to the original kitchen which is fitted with white wall and base units with appliances including a washing machine, tumble dryer and under counter fridge. There is a partially glazed door giving direct garden access. There are two bedrooms accessible from the hallway, the rear bedroom is a lovely, peaceful double room with walk-in wardrobe, shower and direct garden access, while the second bedroom being is located to the front of the property and features quality built-in wooden shelving, cupboards and desk. The centrally located bathroom completes the internal accommodation and comprises a corner bath, WC, hand wash basin and heated towel rail.

Outside, the rear garden is well maintained with a shared drying green and outhouse which houses the boiler. An exclusive cellar has been converted into a shower room, with an exclusive studio space located above and accessed via a metal staircase. The patio area by the kitchen and outside the cellar is exclusive, along with the front garden which is laid with stone chips.



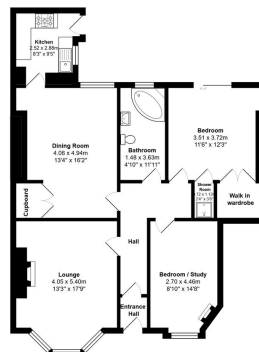
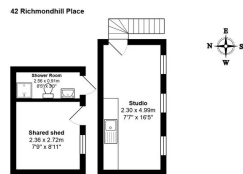
Kitchen



Rear Garden

Accommodation and plans

Lounge	13'3" x 17'9"	4.04m x 5.41m
Dining room	13'4" x 16'2"	4.07m x 4.93m
Kitchen	8'3" x 9'5"	2.52m x 2.87m
Bedroom	11'6" x 12'3"	3.51m x 3.73m
Bedroom	8'10" x 14'8"	2.69m x 4.47m
Bathroom	4'10" x 11'11"	1.47m x 3.63m
Shower room	8'5" x 3'0"	2.57m x .91m
Studio	7'7" x 16'5"	2.31m x 5.01m



Directions

Travelling from Union Street proceed onto Alford Place, Albyn Place and at the Queens Cross roundabout turn right onto Fountainhall Road. Continue to the end of Fountainhall Road and turn left onto Kings Gate. Richmondhill Place is situated midway along on the right hand side, with No. 42 located on the right.

Location

Richmondhill Place is situated in Aberdeen's west end, a pleasing wide tree lined street which is in the catchment area for Mile End Primary School and Aberdeen Grammar School for secondary education. There is a range of local amenities and within walking distance is Rosemount which has a further range of shopping facilities for your everyday needs. A short drive also leads to the main Aberdeen ring road which provides commuting to both north and south of the city. The area is served by good public transport facilities both on Kings Gate and Mid Stocket Road which provides access into the city centre.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.