



## 11 Richmondhill Place, Aberdeen AB15 5EN

Offers over £470,000

FIVE BEDROOM LINKED END TERRACED DWELLINGHOUSE IN A SUPERB LOCATION,  
WITH GARAGE AND GARDEN

Stronachs



# 11 Richmondhill Place, Aberdeen AB15 5EN

Offers over £470,000

Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this spacious FIVE BEDROOM LINK END TERRACED DWELLINGHOUSE, located in a superb West End location just off King's Gate, ideally suited for Foresterhill Hospital Complex. Benefiting from gas central heating and full double glazing, the property retains many traditional characteristics and has been decorated in colourful tones throughout. The accommodation, on three floors, comprises: Entrance Vestibule; Inner Hall; WC; Lounge with bay to front; Sitting Room; Family Room; Conservatory on open plan with Kitchen; Rear Hall; Utility Room and Shower Room on the ground floor.

There are four Bedrooms and Family Bathroom on the upper floor; with further Double Bedroom; Study and Boxroom on the attic floor. There is a garden area to the front and fully enclosed and private rear garden, a haven for entertaining in warmer weather, with generous Garage accessed to the rear.

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 allows 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.

## ENTRANCE VESTIBULE



Accessed via wooden door with glazed side panels, the vestibule has a tiled floor, matwell, cornicing, ceiling light fitting and large cloak cupboards running the length of the wall. Glazed door with window to side allows access to the Inner Hall.

## INNER HALL



The inviting Inner Hall has a wooden staircase with carpet runner and traditional rods to the upper floor. Wall lights and central heating radiator.

## CLOAKROOM 5' 2" X 3' 8" (1.57M X 1.12M)



Partially tiled and fitted with a two piece suite comprising wash hand basin and toilet pedestal. Wall light and central heating radiator. Extractor fan.

## LOUNGE 17' 5" X 15' 3" (5.31M X 4.65M)



This generous room has a bay window to front, ensuring the room is flooded with natural light. With high ceilings and ornate cornicing, there is a coal fire in marble surround, with recesses flanking either side of the chimney breast. Ceiling light fitting with dimmer control. Additional wall lights. Television point.

## FAMILY ROOM 12' 4" X 10' 5" (3.76M X 3.17M)



Centrally located, there is a traditional fireplace with recesses flanking either side of the chimney breast. Built-in broom cupboard and storage. Aberdeen 'press' style cupboard. Ceiling light fitting and stripped and polished wooden flooring. Concealed beneath this room is a super wine cellar with step access.

## SITTING ROOM 18' 6" X 10' 6" (5.64M X 3.20M)



This generous space is on open plan with the Conservatory to the rear, bathed in natural light. There are two shelved 'Aberdeen press' cupboards, and working coal fire. Ceiling light fitting with dimmer control and central heating radiator. The two wall mounted speakers are to remain.

## CONSERVATORY 23' 2" X 8' 0" (7.06M X 2.44M)



This super addition to the home is on open plan with the Sitting Room and Kitchen. A bank of windows to the rear allow views of the garden and natural light. The Conservatory is used as a formal Dining Room and has ample room for large table and chairs. Inset downlighters and two sleek vertical radiators.

## KITCHEN 9' 2" X 8' 0" (2.79M X 2.44M)



The Kitchen is on open plan with the Conservatory and fitted with a range of modern wall and base units, incorporating breakfast bar with complementing work surfaces and tiled splashbacks. The integrated appliances include oven, 6 burner gas hob, dishwasher and fridge/freezer. The fitted microwave is to remain. There is an inset sink and drainer below window to rear, with a ceiling velux providing additional light. Inset downlighters. Glazed door to rear Hall.

## REAR HALL

The rear hall has a glazed door providing access to the fully enclosed garden. Eyeball ceiling spotlight, window to Kitchen and matwell. Door to Utility Room.

## UTILITY ROOM

Fitted with base and wall units, with wall mounted boiler and washing machine. Inset sink and drainer. Ceiling light fitting. Door to Shower Room.

## SHOWER ROOM 5' 7" X 4' 2" (1.70M X 1.27M)



Fully tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal and shower cabinet. Window to side providing natural light. Inset downlighters and ladder style central heating radiator. Extractor fan.

## UPPER FLOOR

A wooden staircase with central carpet runner leads to the upper floor landing and further accommodation. Wall lights and cornicing. Further staircase to Attic floor.

## BEDROOM 1 16' 5" X 12' 8" (5.00M X 3.86M)



Generous Master Bedroom, with bay window to the front allowing natural light, highlighting the traditional plinths, high ceilings and cornice work. There is ample room for a range of free standing furniture. The wardrobe is to remain. Recesses flank the chimney breast. Ceiling light fitting and central heating radiator.

## BEDROOM 2 12' 0" X 11' 0" (3.66M X 3.35M)



Second large Double Bedroom with a rear facing aspect. Aberdeen press style cupboard and ample room for furniture. Ceiling light fitting and central heating radiator. Television point.



### BEDROOM 3 12' 4" X 10' 6" (3.76M X 3.20M)



Again overlooking the garden to the rear and benefiting from Aberdeen press cupboard. Ceiling light fitting and central heating radiator.

### BEDROOM 4 10' 4" x 9' 3" (3.15m x 2.82m)



Situated to the front of the property, this versatile room could be a Nursery/Dressing Room or Study. The wardrobe in this room is to remain. Ceiling light fitting, central heating radiator and cornicing.

### BATHROOM 7' 8" X 4' 9" (2.34M X 1.45M)



Fully tiled and fitted with a four piece suite comprising wash hand basin, toilet pedestal, bath with shower over and bidet. Recessed medicine cabinet. Eyeball ceiling spotlights and ladder style radiator. Extractor fan.

### ATTIC FLOOR

Further staircase leads to the Attic floor landing. Ceiling light fitting.

## BEDROOM 5 18' 5" X 11' 5" (5.61M X 3.48M)



A generous room, most recently used as a large Home Office but equally suited as a further Bedroom, with a window to the rear and additional velux to the front. The book shelves are to remain and there is a traditional working coal fire. Hatch to loft space. Ceiling light fitting and central heating radiator.

## STUDY 9' 9" X 7' 3" (2.97M X 2.21M)



Overlooking the garden to the rear, there is access to the eaves. Ceiling light fitting and central heating radiator. Storage cupboard.

## BOXROOM 10' 3" X 6' 6" (3.12M X 1.98M)



With wooden floor, skylight window and wall light.

## GARAGE 18' 0" X 9' 0" (5.49M X 2.74M)



The Garage is accessed from Richmondhill Road and has clever bi-folding doors and window to rear. There is storage space in the rafters. Window to rear.

## EXTERNAL



There is a small area of garden ground to the front of the property which has some bedding plants and a mature tree, mainly designed for ease of maintenance. The fully enclosed rear garden is again designed for ease of maintenance, and the clever use of different patio areas ensures the warm weather can be enjoyed at all times of the day. This is a very private garden which is barely overlooked. The central lower part of the garden is ideal for entertaining with ample room for garden furniture. The garden shed is to remain.

## EXTRAS

All fitted carpets, curtains (with the exception of the curtains in Bedroom 3), blinds and light fittings are included in the sale, together with the integrated appliances and microwave in the Kitchen, the wall mounted speakers in the Sitting Room, the usual fixtures and fittings in the Bathroom, Shower Room and WC, and the wardrobes in Bedrooms 1 and 4. The property benefits from Fibre Optic Broadband.

**COUNCIL TAX BAND - G**

**EPC BANDING - D**



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