

**FOR SALE**



**Ramsay Gardens, Garthdee, Aberdeen**

**3 Bedrooms, 1 Bathroom, Semi Detached**

**Offers Over £158,000**

  
**MARTIN&CO**





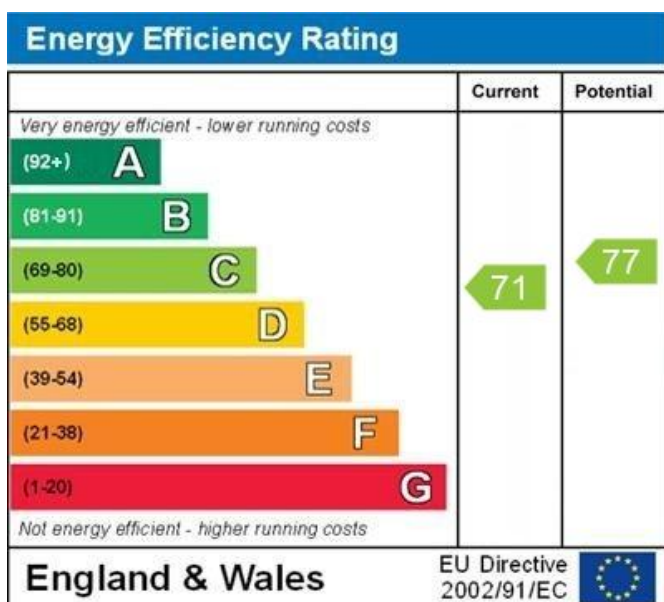
- Ideal Family Home
- Ideal for First Time Buyer opportunity
- Double Glazing
- Gas Central Heating
- Excellent transport links
- Local amenities nearby
- LARN: 1905074

Garthdee is a highly desirable and well-established residential area located to the south-west of Aberdeen city centre. Known for its peaceful setting and strong community feel, the area is particularly popular with families, professionals, and students alike.

The location benefits from excellent local amenities, including a range of shops, supermarkets, cafés, and leisure facilities, all within easy reach. Garthdee is also home to Robert Gordon University, making the area well served by transport links and local infrastructure.

Residents enjoy access to attractive outdoor spaces, with the nearby River Dee and surrounding parkland offering scenic walking and cycling routes. The area is also close to Deeside, providing easy access to the countryside while still being conveniently positioned for city living.

Garthdee is well connected by regular public transport services and road links, allowing straightforward access to Aberdeen city centre, business districts, and surrounding areas. Reputable primary and secondary schools are located nearby, further enhancing the appeal of the area for families. Overall, Garthdee offers a balance of quiet residential living, green open spaces, and excellent connectivity, making it one of Aberdeen's most sought-after neighbourhoods.





**LOUNGE** A bright and spacious lounge offering a comfortable and inviting living space. The room is beautifully presented with neutral décor and modern flooring, creating a warm and contemporary feel. A large front-facing window allows an abundance of natural light to flood the room, while recessed alcoves add character and provide ideal space for display or media.

**KITCHEN** The property benefits from a stylish and well-appointed modern kitchen fitted with a range of contemporary wall and base units in a sleek grey finish, complemented by contrasting worktops. A large window floods the room with natural light, creating a bright and welcoming space ideal for everyday living and entertaining.

**BATHROOM** This modern bathroom is finished to a high standard, offering a clean and contemporary design ideal for everyday living. The space features a full-size bath with shower over, complemented by sleek tiled surrounds for a polished and practical finish.

**GARDEN** The property benefits from a well-maintained garden, offering an attractive and versatile outdoor space ideal for relaxation and everyday enjoyment. Designed for ease of upkeep, the garden provides a pleasant setting for outdoor seating with a raised decking area for entertaining, or family use.



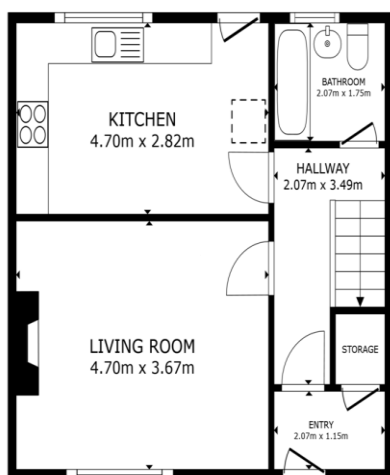
**BEDROOM ONE** A well-proportioned and attractively presented double bedroom offering a calm and comfortable retreat. The room is finished in neutral tones and benefits from modern flooring, creating a bright and contemporary feel. Fitted storage provides excellent wardrobe space, while wall-mounted lighting and ceiling spotlights add a stylish finishing touch.

**BEDROOM TWO** This well-proportioned bedroom is attractively presented and finished in soft, neutral tones, creating a bright and welcoming space. The room can comfortably accommodate a double bed along with additional bedroom furniture, making it ideal as a principal or guest bedroom. The layout allows for practical living, with ample wall space suitable for additional furnishings if desired. The room benefits from natural light, enhancing the sense of space and comfort, while the neutral décor offers a blank canvas for personalisation.

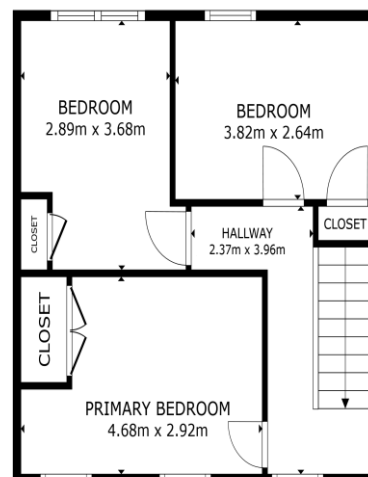
**BEDROOM THREE** This beautifully presented bedroom offers a calm and inviting retreat, finished in a soft, neutral colour palette that enhances the sense of space and light. The room comfortably accommodates a double bed and features a built-in storage cupboard. Natural light pours in through the feature window, creating a bright and airy atmosphere.







GROSS INTERNAL AREA  
FLOOR 1 45.3 m<sup>2</sup> FLOOR 2 45.7 m<sup>2</sup>  
TOTAL: 91.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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## Aberdeen

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