

Mill Brae House

MILL OF TYNET, BUCKIE, AB56 5HJ



Mill Brae House and Trout Fishery at the Mill of Tynet is a once-in-a-lifetime opportunity



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McEwan Fraser Legal is delighted to present Mill Brae House, a beautiful gated four-bedroom detached house. What makes this more interesting is that the house itself is only part of the package here, what you are also getting is just under 4 acres of land and also the onsite Loch and Trout Fishery business. The current owners have cleverly adapted the outbuildings to provide a garage/workshop area, a tea room providing drinks and meals for people using the fishing facilities and lastly, a successful holiday let bothy with bunk beds, a modern kitchen and a shower room.

This is a unique opportunity that really cannot be compared, with a magnificent gated family home, with a ready-to-take-over business income from multiple avenues all located within your grounds.

THE LOUNGE



Mill Brae House itself comprises internally:

- Spacious living area with fireplace
- Fully equipped kitchen with centre island
- Utility area
- Conservatory overlooking the garden
- Two bedrooms on the ground floor
- Downstairs shower room

THE KITCHEN



THE DINING ROOM



THE CONSERVATORY



GROUND FLOOR BEDROOM 3 & SHOWER ROOM

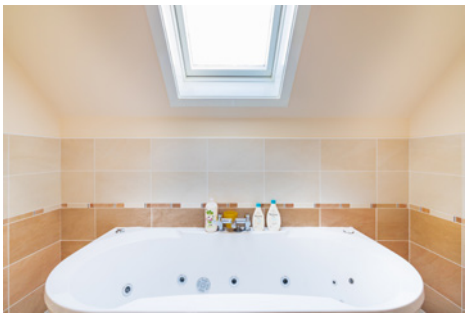
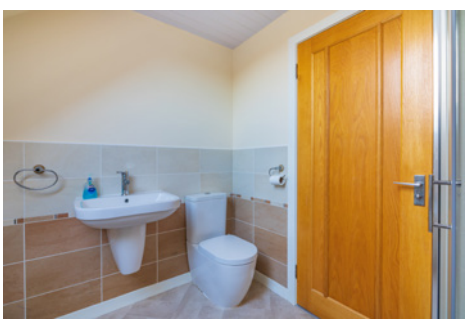




On the first floor:

- Family bathroom with Jacuzzi bath
- Two bedrooms on the first floor

THE BATHROOM



BEDROOM 1



BEDROOM 2



In addition, the house includes gated parking for multiple cars and an outhouse within the gated area.

EXTERIORS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions
(Taken from the widest point)

Ground Floor	
Lounge	4.30m (14'1") x 4.20m (13'9")
Kitchen	4.20m (13'9") x 4.10m (13'5")
Utility	2.80m (9'2") x 2.70m (8'10")
Dining Room	3.90m (12'10") x 3.20m (10'6")
Conservatory	3.30m (10'10") x 3.20m (10'6")
Bedroom 3	3.70m (12'2") x 2.80m (9'2")

Bedroom 4	3.70m (12'2") x 2.60m (8'6")
Shower Room	2.70m (8'10") x 2.00m (6'7")

First Floor	
Bathroom	2.50m (8'2") x 2.40m (7'11")
Bedroom 1	4.30m (14'1") x 2.90m (9'6")
Bedroom 2	4.20m (13'9") x 3.40m (11'2")

Gross internal floor area (m²): 165m²
EPC Rating: E

THE TEA ROOM & FISHERY



THE BOTHY

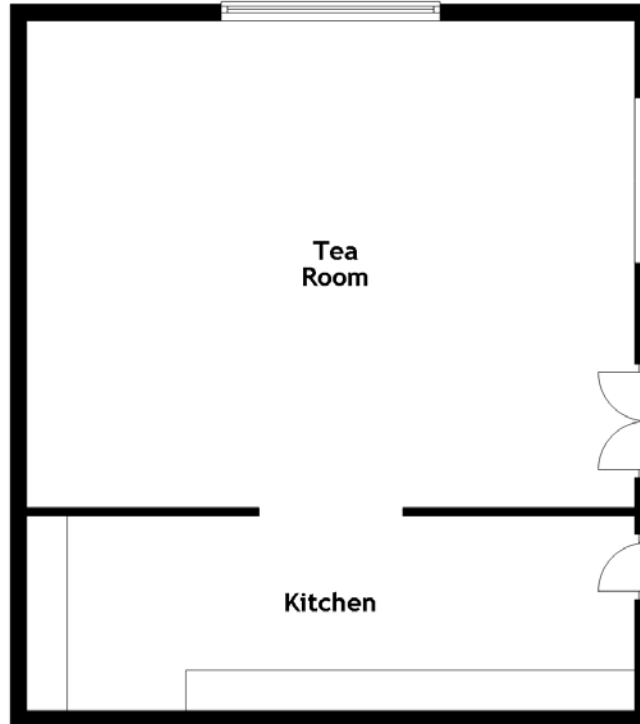


a successful holiday let bothy with bunk beds, a modern kitchen and a shower room

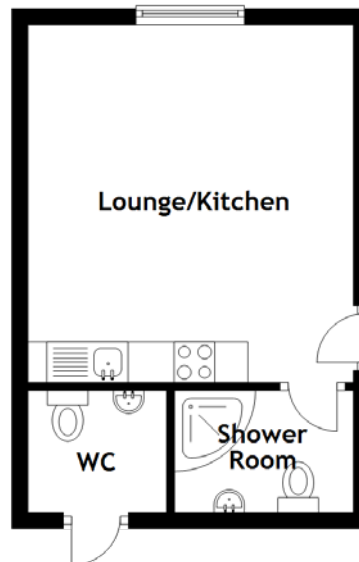


FLOOR PLAN & DIMENSIONS

Tea Room



Bothy

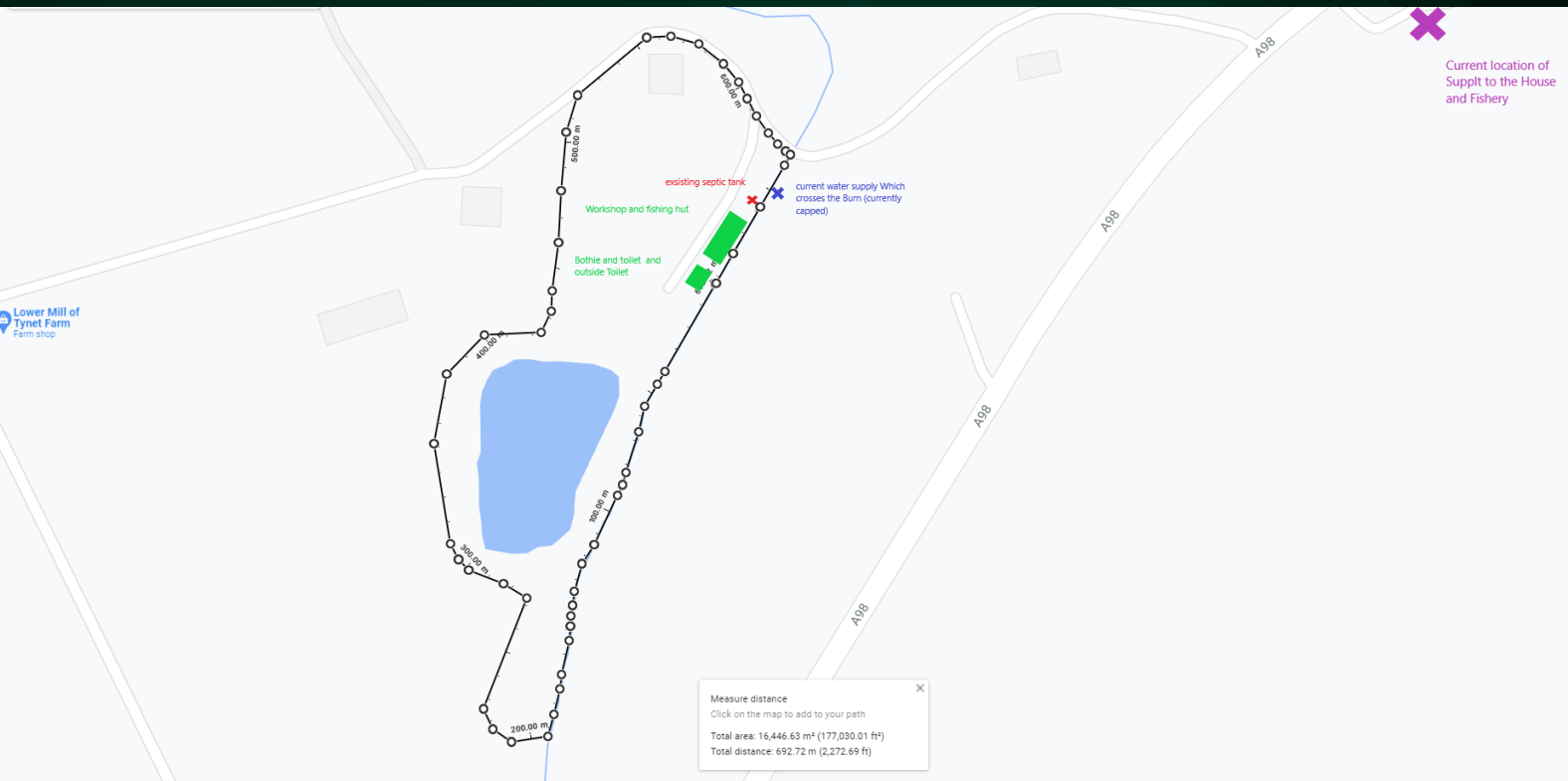


Approximate Dimensions (Taken from the widest point)

Bothy		Tea Room	
Lounge/Kitchen	4.40m (14'5") x 4.00m (13'2")	Tea Room	7.50m (24'7") x 6.00m (19'8")
Shower Room	2.20m (7'3") x 1.50m (4'11")	Kitchen	7.50m (24'7") x 2.40m (7'10")
WC	1.70m (5'7") x 1.50m (4'11")		

Extras: The owners are willing to sell all equipment but this would be negotiated separately and has not been factored in to the valuation of the property and associated buildings, land and businesses.

MAP & BOUNDARY



Measure distance
Total area: 15,474.46 m² (166,565.73 ft²)
Total distance: 732.97 m (2,404.77 ft)

THE LOCATION

Mill Brae House and Trout Fishery at the Mill of Tynet is conveniently located just north of the A96 and midway between the seaside town of Portgordon and the highly sought-after village of Fochabers. Both Portgordon and Fochabers offer preschool and primary schooling with higher education available at Milnes High School, Fochabers. The village of Fochabers has a strong local community and a diverse range of local amenities. A recently built NHS health centre, restaurants, cafés, hotels, pubs, local shops and small supermarkets, together with numerous churches, can be found in and around the village centre and it is, of course, the home of the world-famous Baxter's of Spey Side and Gordon Castle.





The Moray Coast is renowned for having a relatively mild climate. The River Spey is right on your doorstep and is world-famous for its salmon and trout fishing. Locally there are numerous rivers, beaches and local harbours to be fished, there is also huge variety of outdoor pursuits and leisure facilities locally.

The area is renowned for its stunning scenery and beaches with the Scottish Dolphin Centre at the mouth of the River Spey where there are frequent sightings of dolphins and ospreys feeding on the salmon. You have a choice of spectacular walks on pebbled and sandy beaches, whilst enjoying the abundance of wildlife including the dolphins, seals and a multitude of birds. Heading south, you will find some breath-taking scenery in and around the River Spey and its magnificent countryside.

The city of Elgin, approximately twelve miles to the west, provides all the amenities one would expect with modern day city living, including superb recreational and educational facilities including Moray College, a campus of the University of the Highlands and Islands. The main East Coast Rail Network operates through Elgin providing a link to both Inverness and Aberdeen with Keith Railway Station (with free parking) which is the nearest link, approximately eight miles away. National and international flights are provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.



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