



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Mill House**

RUTHVEN, ABERDEENSHIRE, AB54 4SR



# MILL HOUSE

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The village of Ruthven is conveniently located approximately 3 miles from the A96 between the towns of Huntly and Keith. Huntly is approximately 7 miles away and is a popular busy little town with a population of around 4000 situated on the main A96 road and rail route between Aberdeen and Inverness. There is a school bus service from Ruthven to the excellent nearby primary school at Cairnie and the renowned Gordon Schools in Huntly.

Within Huntly there are numerous leisure facilities including, swimming pool, links golf course, outdoor Bowling Green, cricket, football, with several rivers a short drive from this property some of which are renowned for their trout and salmon fishing. Also available is skiing at the Nordic Ski Centre with easy access to the nearby Cairngorm & Grampian Mountains providing opportunities for hill walking & skiing. The nearby towns of Keith and Dufftown are in the heart of the renowned Speyside Malt Whiskey Country and its popular Whiskey & Castle Trail.

Also within the town there are banking facilities, hotels, restaurants, cafés, pubs, local shops, two major supermarkets and a NHS medical centre and small hospital with a 24 hour minor injuries unit. A comprehensive east coast rail and bus network operates through Huntly with easy access onto the A96 which gives direct routing to Aberdeen, approximately 43 miles to the east and to Inverness 64 miles to the west.





# MILL HOUSE

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Mill House is located in the blissfully quaint and quiet village of Ruthven and equidistant to the towns of Huntly and Keith, approximately 7 miles and very commutable to the city of Aberdeen by road or rail. This traditional stone and slate detached property is set back from the road in a spacious walled garden with views over rolling countryside. The present owners have continuously upgraded the property to an exceptional standard but have retained some of the original features further benefiting from spacious accommodation over two floors with immaculate fresh neutral décor, double glazing and oil-fed central heating system.

The bright and airy accommodation comprises of the following: Front porch providing access to all accommodation, lounge/bedroom three with ornate wood burning stove, formal dining/family room with feature fireplace with a decorative stone surround, dual aspect dining kitchen with a multitude of floor and wall mounted units with contrasting worktops and integrated appliances, rear hall giving access to the rear garden, a modern family shower room with separate guest WC completes the ground floor accommodation.

A carpeted staircase with wooden balustrade leads to the spacious first-floor landing currently being used as a computer area. There are two spacious bright double bedrooms with coombed ceilings and large bay windows. In addition, there are further storage cupboards on both floors.

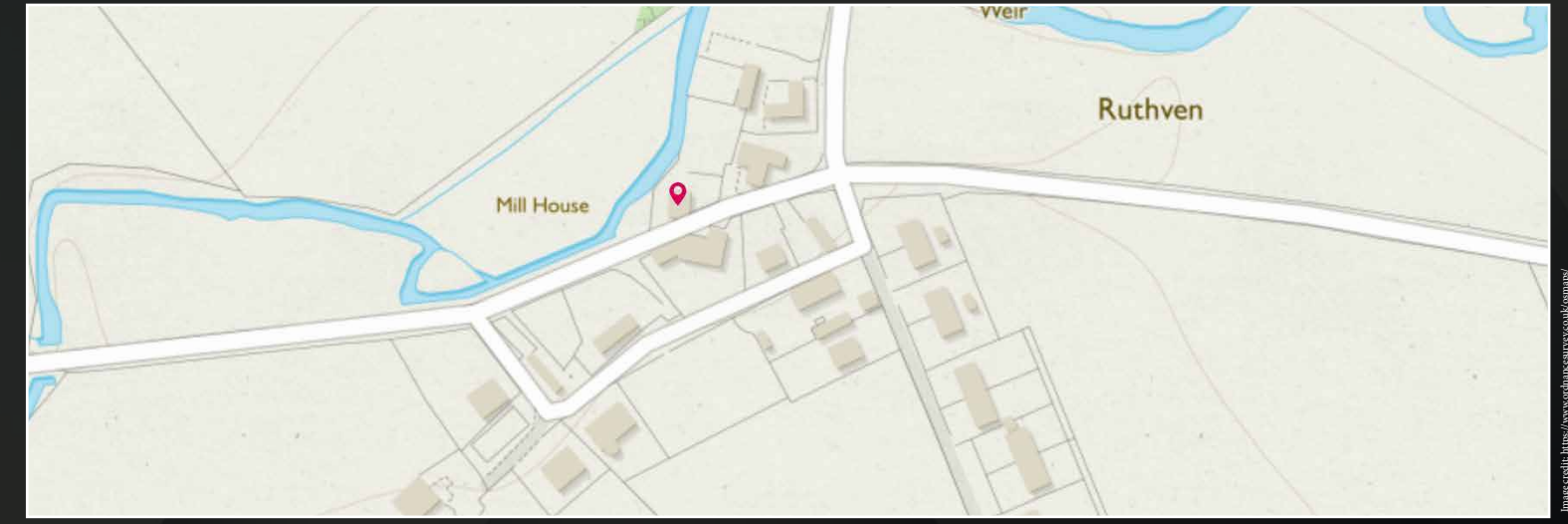






# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

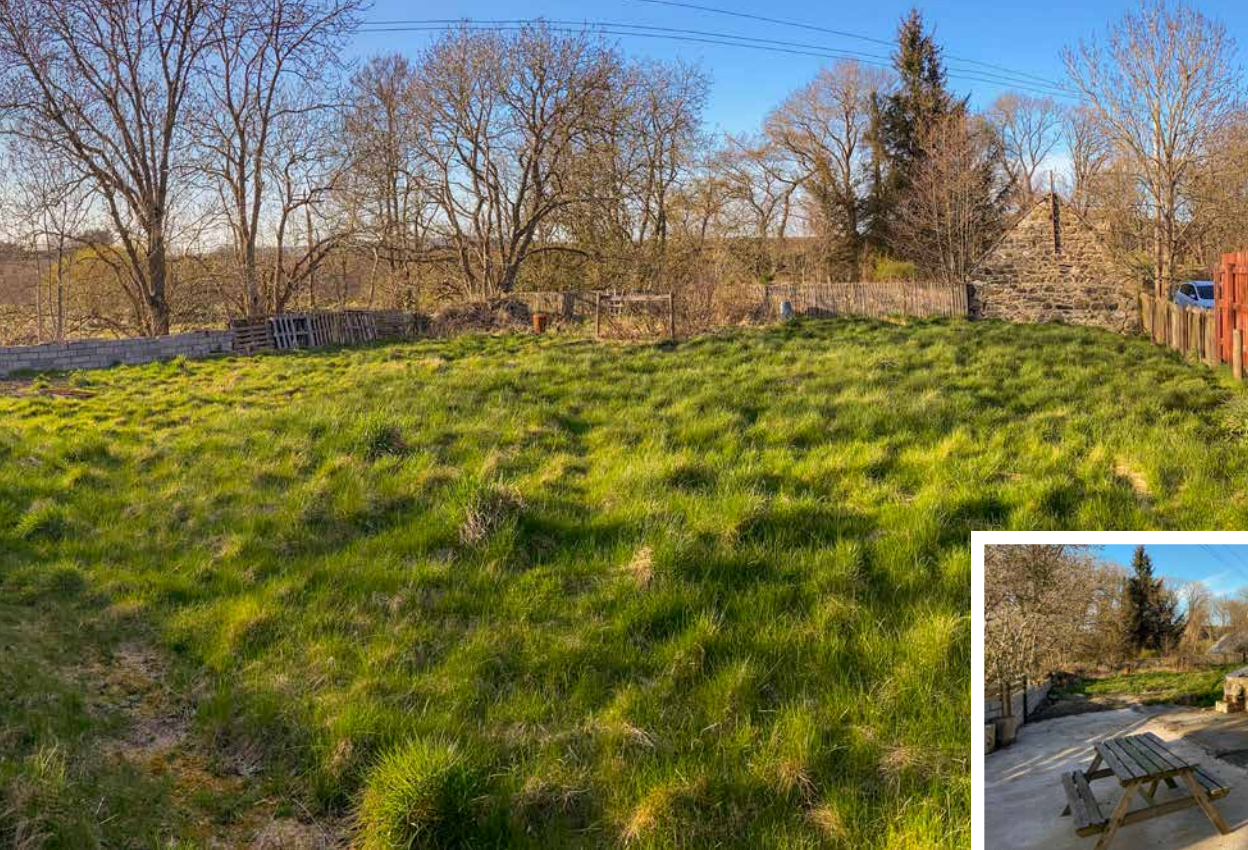


Approximate Dimensions  
(Taken from the widest point)

Living Room	4.53m (14'10") x 3.60m (11'10")
Kitchen	3.75m (12'4") x 3.31m (10'10")
Bedroom 1	4.04m (13'3") x 3.10m (10'2")
Bedroom 2	4.04m (13'3") x 2.92m (9'7")
Bedroom 3	4.40m (14'5") x 3.80m (12'6")
Shower Room	2.60m (8'6") x 2.35m (7'9")
Cloakroom	1.70m (5'7") x 1.17m (3'10")
WC	1.62m (5'4") x 1.25m (4'1")
Porch	3.10m (10'2") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 91m<sup>2</sup>  
EPC Rating: F





The property benefits from a lovely setting with beautiful countryside views. The property and gardens extends to approximately 2/3 of an acre, which includes an area of land of approximately 1/3 of an acre which could offer huge potential if planning permission was sought and granted, this area was previously been used to accommodate goats, chickens, and benefits from a Holding Number. The front garden is mainly laid to lawn with a patio area perfect for entertaining.

There is a detached single garage with off-road parking for multiple vehicles to the front and rear of the property.



  
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