

# The Mill, 3 Straloch

NEWMACHAR, ABERDEENSHIRE, AB21 0QE



IMMACULATE DETACHED  
3-BEDROOM CONVERTED MILL



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Peacefully situated in a small rural hamlet, McEwan Fraser Legal are delighted to offer for sale this former mill. The present owners during their long tenure have maintained and upgraded it to an exceptional standard. A recent living space to the front of the property, architecturally designed with cathedral style ceiling this being the most recent upgrade. The property is presented with generous room sizes over three floors and allows for modern-day, family living..

The Mill has just been decorated throughout in fresh, neutral tones and is fitted with top-quality fixtures and fittings. Its spacious living accommodation would be ideal for those looking for a unique property in a beautiful, peaceful setting, yet close to facilities.

Access to the property can be gained from any of the three floors. The main entrance is from the drive to the front door, allowing access to a welcoming porch and all further accommodation. The modern kitchen is fitted with a wide range of base and wall-mounted units with contrasting work surfaces and integrated appliances.

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A small flight of stairs leads to the stunning new living space which is awash with natural light and is perfect for entertaining and dining and also allows access to the decked area for some al-fresco dining.









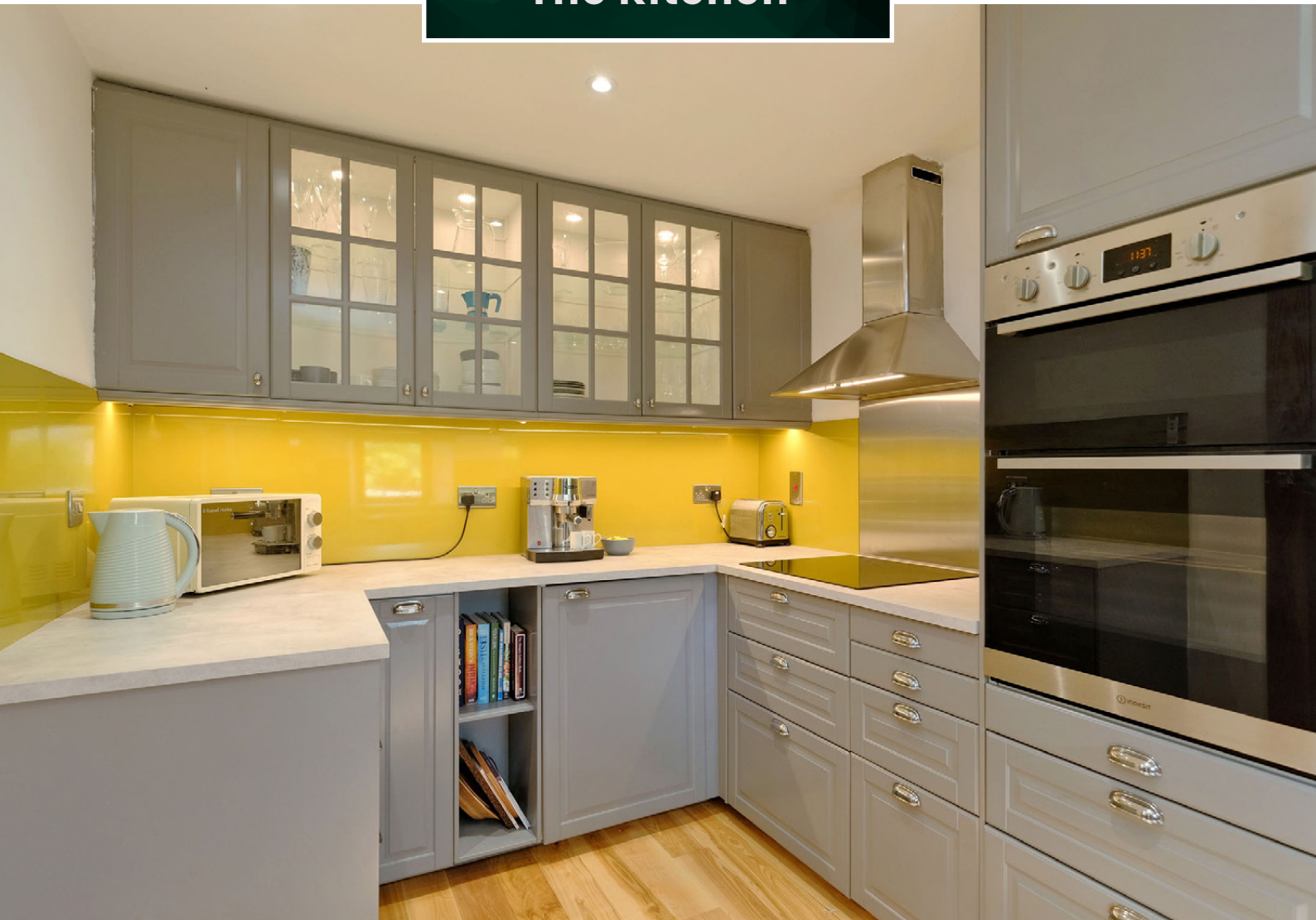
A couple of steps up to the spacious lounge which can also be accessed from the hall, the main room is bathed in natural sunlight from multiple windows and has the most wonderful views. A recently fitted wood-burning stove and grand piano add that touch of grandeur, and a set of interior double doors leads through to the family/TV room.







## The Kitchen





From the hall, a staircase leads to the lower ground floor which can also be accessed from the rear garden. The lower floor accommodation comprises a master bedroom with an en-suite bathroom which also has his and her wardrobes. There are two further double bedrooms with wardrobes. A centrally located family shower room and toilet, utility room and storage cupboards complete the accommodation.











## The Bathroom







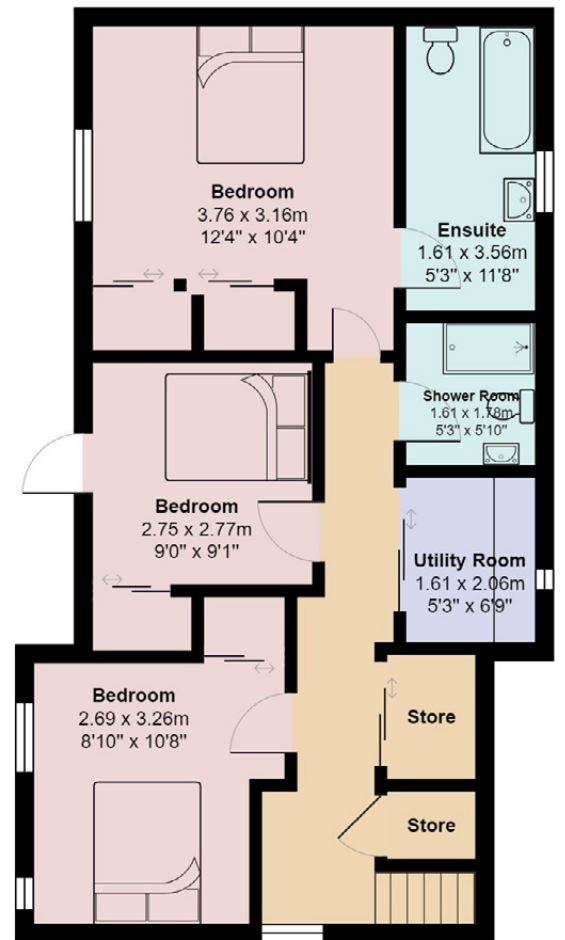
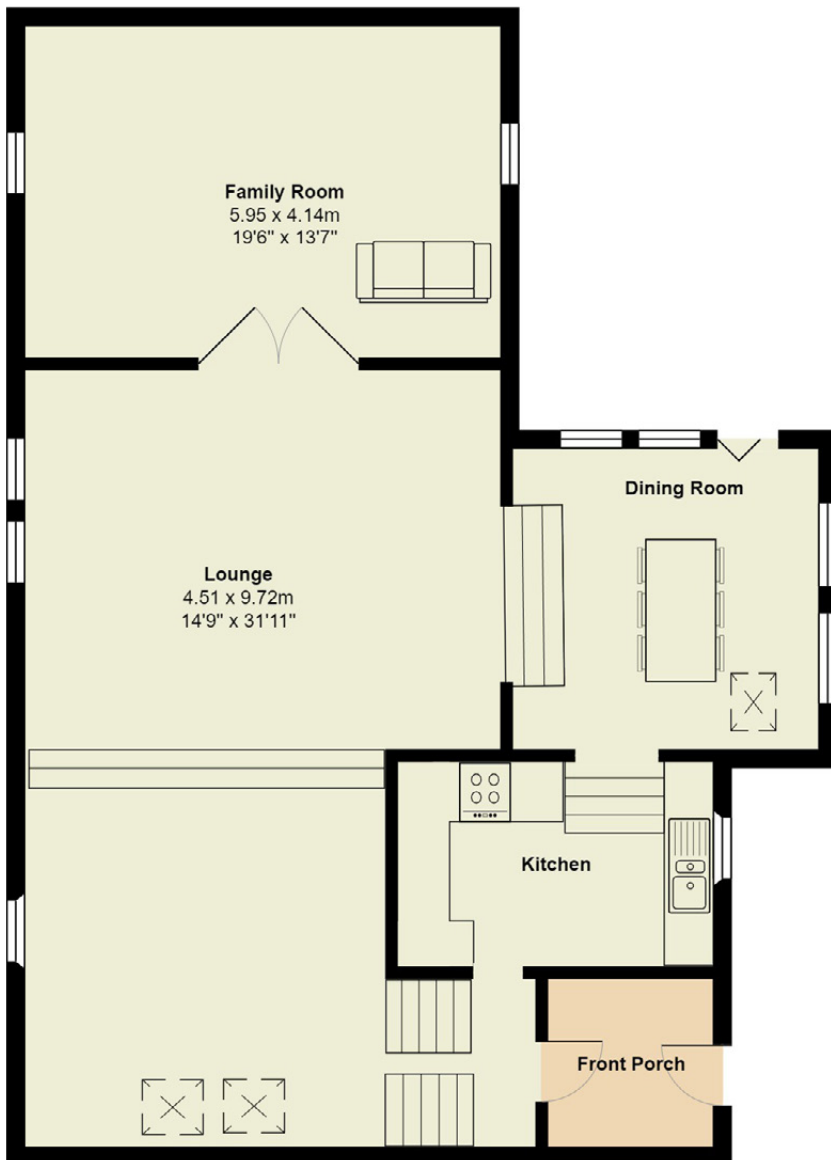
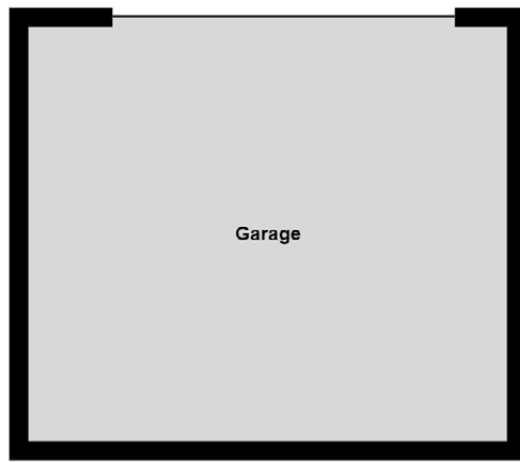












Gross internal floor area (m<sup>2</sup>): 175m<sup>2</sup>

EPC Rating: E





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Outside there is a driveway laid to decorative stone chip which leads both to the front of the property and the large garage. Parking for several vehicles is available at both locations, directly to the front of the property and or at the front of the garage. The front garden is laid to lawn with borders containing various plants, shrubs mature trees and seasonal flowers and allow access to the decked area and new extension.

The spacious rear garden has a southerly aspect which is private and also contains a variety of mature plants and shrubs and a simple addition of a fence would make this a safe child and pet-friendly area, perfect for entertaining and enjoying the sun. This garden is accessed from either side of the property or from the lower ground floor accommodation.

The property has mains electricity, mains water and private drains to a septic tank also electric storage heating. Early viewing is highly recommended to fully appreciate all that is on offer at The Mill.

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The Mill, 3 Straloch is part of a small hamlet of three properties set back from the A947 approximately 2 miles northwest of the delightful village of Newmachar. The area is well-served by local shops and by public transport facilities. The location offers easy accessibility to Aberdeen City and is particularly convenient for the airport, by-pass and the oil-related offices at Dyce approximately 8 miles south. Excellent pre and primary schooling facilities are available in the village with secondary education available at Dyce or Oldmeldrum and the private schools in the centre of Aberdeen.

A wide range of sporting and recreational attractions are available in the local area, including forest and hill walks. Salmon and trout fishing on the River Don and a variety of golf courses are available locally with two at Swailend Newmachar.

Aberdeen is approximately 12 miles south of the property and provides all that one would expect from modern-day city living. It has fantastic educational facilities including numerous universities' colleges and highly regarded secondary education facilities. The city offers excellent bus and rail service with national and international flights being provided from Dyce Airport. The main East Coast Rail network operates from Aberdeen providing a link to the central belt, the south and beyond.

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## The Location



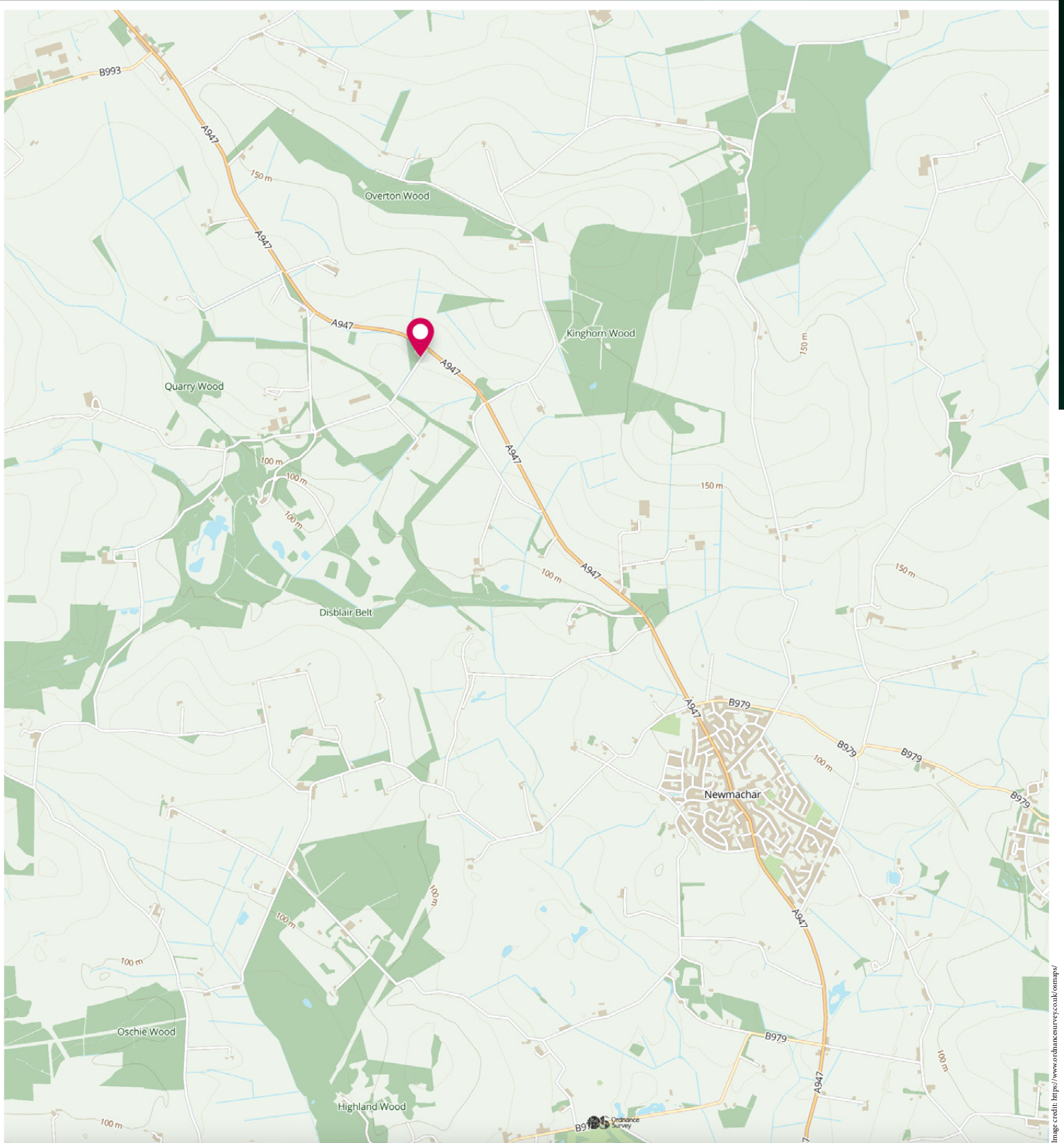


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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