




McEwan Fraser Legal

Solicitors & Estate Agents

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Flat 10, The Auld Mill, Station Road

TURRIFF, ABERDEENSHIRE, AB53 4ER



Turriff Aberdeenshire

Turriff lies in the heart of rural Aberdeenshire, south of Banff and MacDuff, and at the point where the Burn of Turriff flows into the River Deveron. Turriff is a popular town, well known for its welcoming community. It has primary and secondary schooling, a good range of shops and other facilities which include a swimming pool, bowling stadium, library, community centre, NHS health centre, sports centre, golf course with salmon and trout fishing on the renowned River Deveron. The East Coast Bus Network operates a comprehensive service through the town.

Aberdeen city is within an easy commuting distance approximately thirty-five miles away and provides all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants, eateries galore, with fantastic theatres and cinemas to enjoy. There is a multitude of superb outdoor and indoor recreational and leisure facilities all within easy reach.

Aberdeen offers excellent bus and rail service with national and international flights provided from Dyce Airport. The main East Coast Rail Network also operates from Aberdeen.

Turiif High Street, The Mercat Cross, The Auld Kirk, Turiff Golf Club & The Road Leading to The Property



Flat 10, The Auld Mill Station Road

Situated in the upper part of the popular country town of Turriff is this stunning conversion of "The Auld Mill" which must be viewed to fully appreciate the quality of workmanship involved. Number 10 is a very spacious ground floor flat, easily maintained property which is situated on the lower ground floor level. The property benefits from views across the communal grounds to the River Deveron and Turriff showground.

This property offers generous room sizes with full double glazing and a fresh neutral decor. The property is presented to the market in an immaculate walk-in condition and it would make for a fantastic first-time purchase, a fantastic investment opportunity, as a rental property or holiday let.

The flat which is protected by a security entry system consists of a hallway to all accommodation, a spacious lounge with views from the full-length windows. The kitchen features multiple wall and base mounted units. There is a large double bedroom with a large box room/study currently being used as a second bedroom and a three-piece bathroom with a separate power shower. In addition, there are ample cupboards throughout the property.

Outside there is an allocated car parking space and plenty of parking space for visitors with well-maintained communal areas and landscaped areas that are maintained by the way of a Factor.



SECURITY ENTRANCE



BUS LINKS



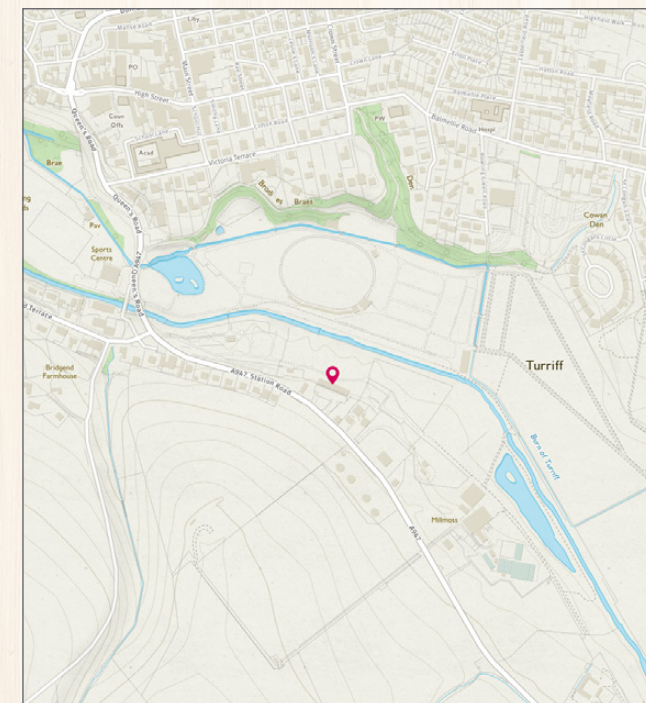
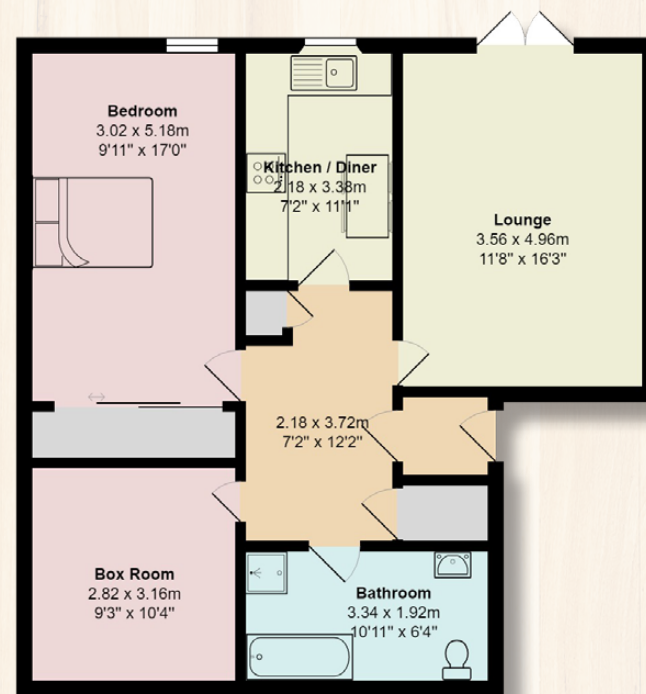
LEISURE FACILITIES



NEAR SCHOOLS



Property Specifications



Gross Internal Floor Area (m²): 67m²

EPC Rating: D

Extras: The property will be sold inclusive of all fitted floor coverings, blinds, light fittings and white goods. All other soft furnishings are by separate negotiation.

Services: Mains electricity, main drains, water and gas.




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