



Tarland Garage

MELGUM ROAD, TARLAND, ABOYNE, AB34 4ZL



ABOUT US

Welcome to Tarland Garage, Aboyne. A building with a rich history as a thriving MOT test center, offering top-notch servicing, repairs, and diagnostics. Nestled in a charming area, it boasts a substantial catchment of potential customers for any future garage venture.



THE GARAGE

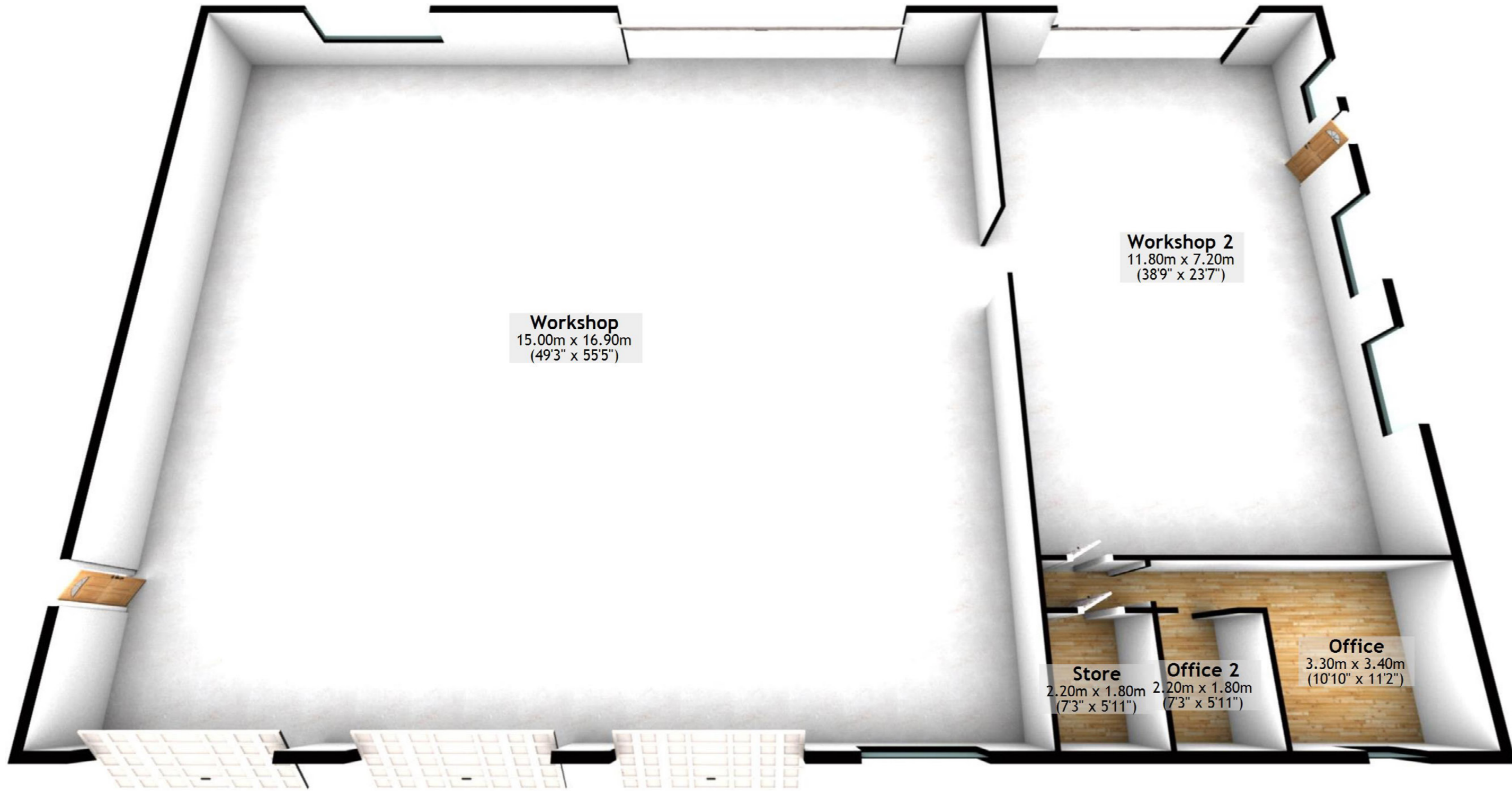
This versatile building comprises of two workshop areas, perfect for mechanics and automotive enthusiasts. You'll find ample wrap-around parking, ensuring convenience for clients and staff. Additional features include a spacious store room and two well-appointed offices, making it ideal for various business endeavors.

Whether you wish to revive its automotive legacy or explore new possibilities, Tarland Garage offers a prime village location and a wealth of potential for the future.









Workshop
15.00m x 16.90m
(49'3" x 55'5")

Workshop 2
11.80m x 7.20m
(38'9" x 23'7")

Store
2.20m x 1.80m
(7'3" x 5'11")

Office 2
2.20m x 1.80m
(7'3" x 5'11")

Office
3.30m x 3.40m
(10'10" x 11'2")

FLOOR PLAN

Approximate Dimensions
(Taken from the widest point)

Workshop	16.90m (55'5") x 15.00m (49'3")
Workshop 2	11.80m (38'9") x 7.20m (23'7")
Office	3.40m (11'2") x 3.30m (10'10")
Office 2	2.20m (7'3") x 1.80m (5'11")
Store	2.20m (7'3") x 1.80m (5'11")

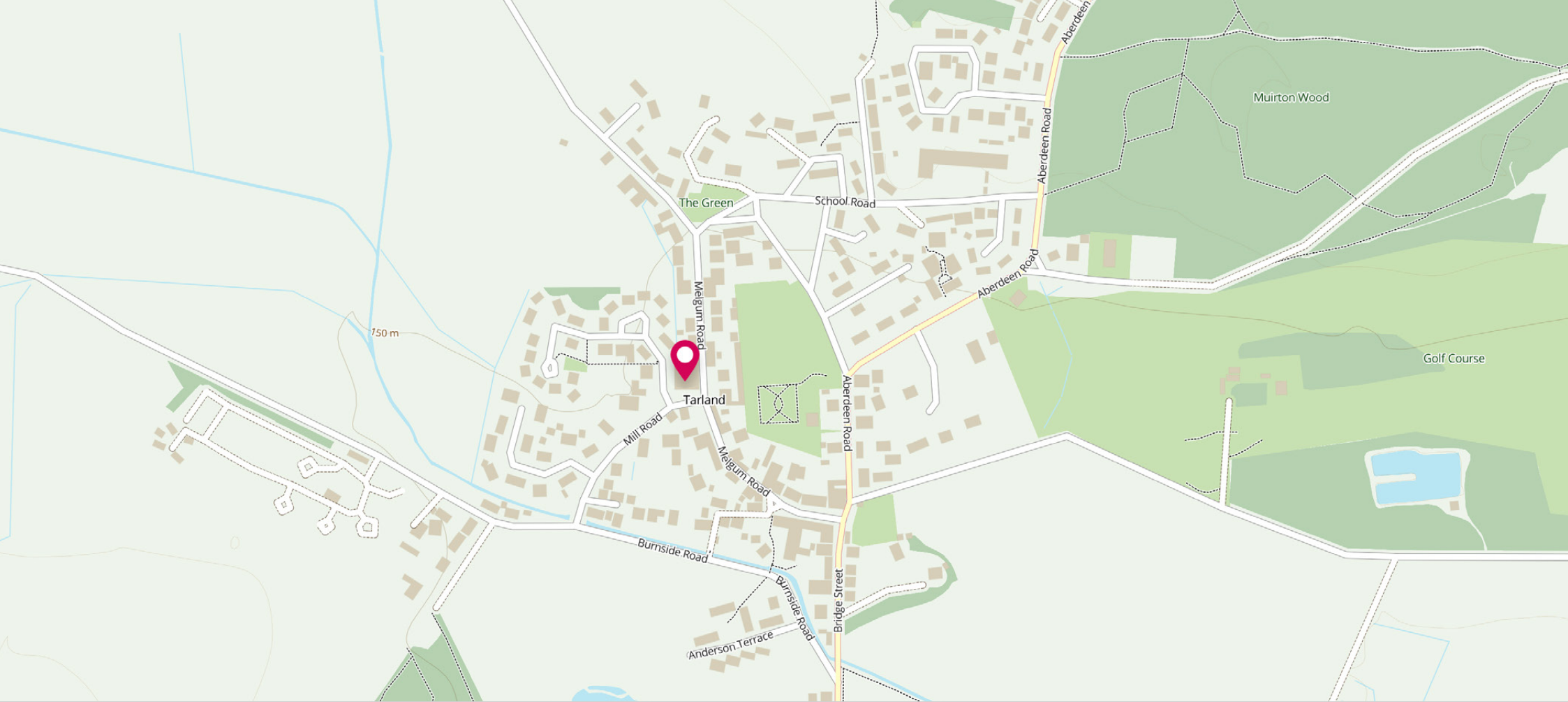
THE LOCATION

Discover Tarland, a village renowned for its warm and welcoming community. Nestled in the breathtaking Cairngorms National Park on the fringes of Royal Deeside, Tarland embodies a vibrant spirit of togetherness. This area is steeped in history, with traces of settlement dating back a remarkable 6,000 years. Tarland is an outdoor enthusiast's paradise, offering mountain biking, hill walking, salmon and trout fishing, and golfing. Plus, it's conveniently close to the ski resorts of Glenshee and the Lecht. The village boasts its own nine-hole golf course and a range of local shops, including a primary school. At the heart of Tarland lies the picturesque Village Green, home to the annual Aboyne Highland Games in August.

The village thrives with essential amenities including a community centre with a swimming pool, an eighteen-hole golf course, medical and dental services, and a variety of shops, hotels, restaurants, and eateries. Located just a twenty-five-minute drive eastward, Westhill's oil hub offers excellent career opportunities. Aberdeen, a bustling city, is only a forty-five-minute drive away and is well-connected by local transport. Aberdeen boasts a superb bus and rail service, including national and international flights from Dyce Airport. The city's East Coast rail network provides easy access to the central belt, the south, and beyond. Tarland truly combines the best of community with access to the broader world







McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
CRAIG PETERS
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer



@mflcommercial



@mcewanfraserlegalcommercial



@mcewanfraserlegalcommercial