

# Mill of Durn

PORTSOY, BANFF, ABERDEENSHIRE, AB45 2YD



*Architecturally Designed & Sympathetically Converted  
Former Mill of Circa 1730, originally converted in 1986*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





Mill of Durn is a stunning Grade B listed property that has been sympathetically converted originally by its former architect-owner with an award-winning design and has retained many of its original features, including the mill wheel, exposed vaulted ceilings with wooden beams and mill workings, former kiln and exposed lime-washed stonework.

The present owners, during their tenure, have maintained this property regardless of cost to an exceptional standard, with recent upgrades to the heating system, roof, with windows where needed being replaced. The property is presented to the market with generous room sizes over three floors, and benefits from Sash and Case double-glazed windows, oil-fired central heating with reclaimed cast iron radiators being found in most rooms, with modern ornate wood burning stoves in two of the main principal rooms. The property has been decorated in a fresh neutral tone throughout with a multitude of quality fixtures and fittings. The Mill is presented to the market in immaculate walk-in condition, an ideal purchase for those looking for a one-of-a-kind property. A fantastic family home, it would also suit the extended family living and the professional who wants to work from home with a fully fitted office. Viewing is highly recommended and the only way to fully appreciate the huge potential that this property has to offer.

## THE LOUNGE/DINER



The property comprises: two open-plan family living areas, a lounge, a dining kitchen with French doors to the garden, a laundry/utility room, a separate shower room, a dining room, a master bedroom with a further three additional double bedrooms, a bathroom, a spacious office and a games room/potential fifth bedroom.



# THE KITCHEN





# THE OFFICE

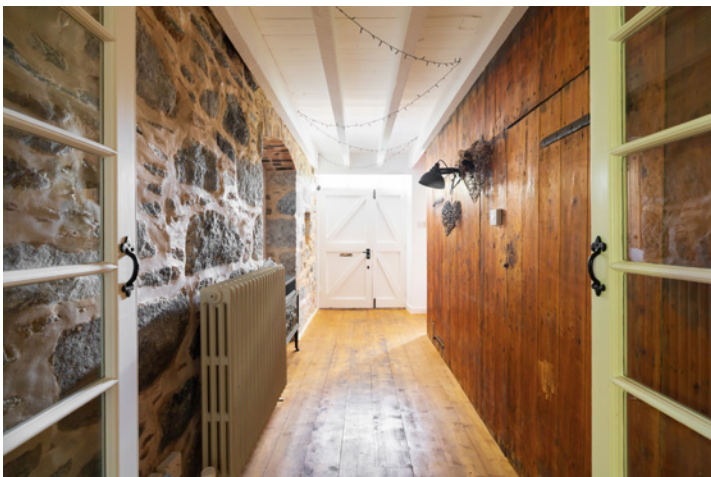




# THE SHOWER ROOM



decorated in a fresh neutral tone throughout with a multitude of quality fixtures and fittings





# THE SITTING ROOM





# THE LOUNGE





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3



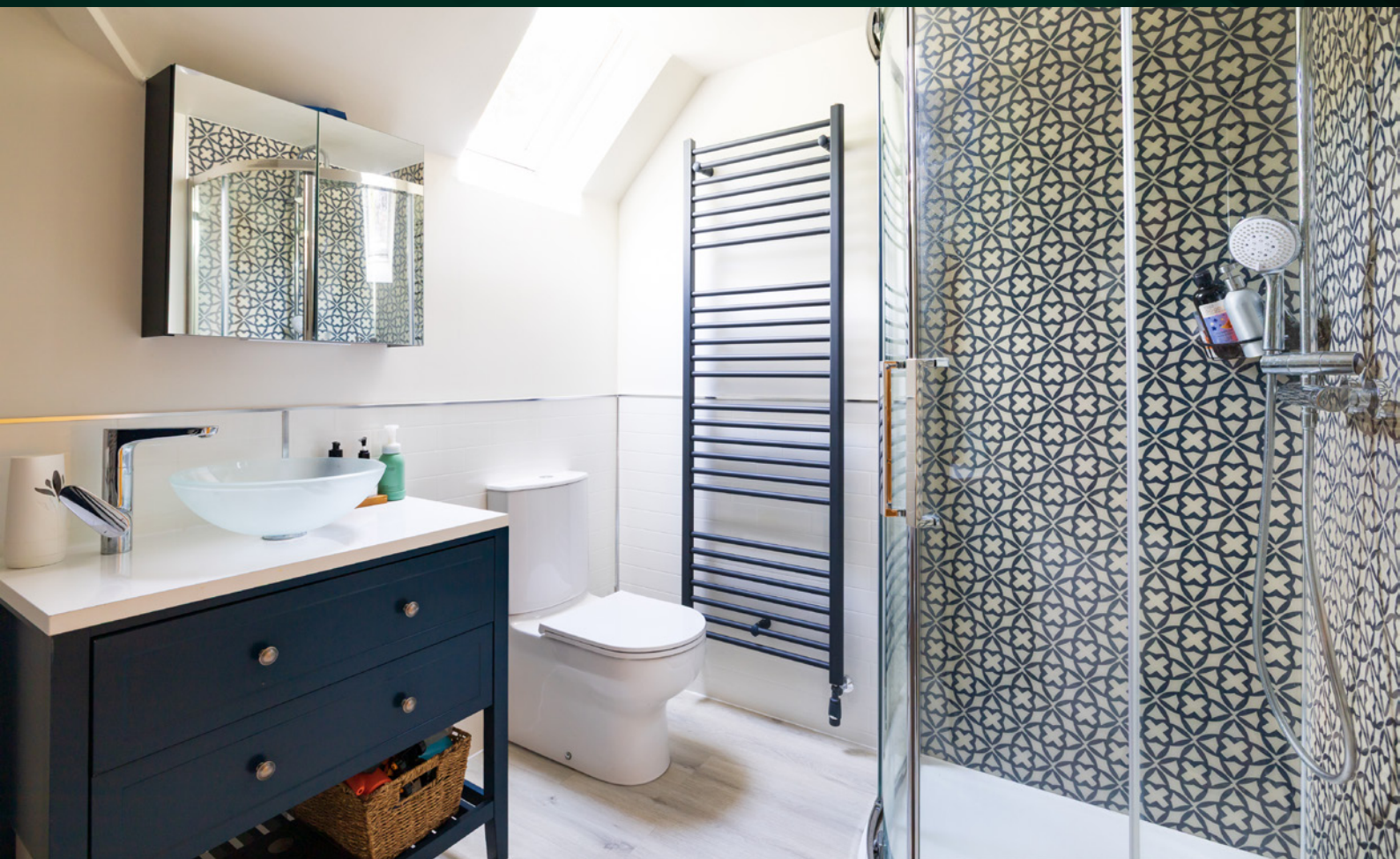


# BEDROOMS 4 & 5





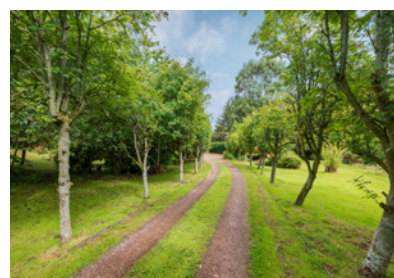
# THE BATHROOM





The grounds extend to approximately 1.25 acres of mature gardens. A tree-lined gravelled driveway leads to the front of the Mill, where there is ample parking for multiple vehicles. All of the gardens that surround the property are well stocked with an abundance of mature plants, shrubs and trees that are awash with colour throughout the year. At the rear of the property, there is the milldam, which is a haven for birds and provides a welcoming habitat for a variety of wildlife.

# EXTERNALS





# FLOOR PLAN & DIMENSIONS

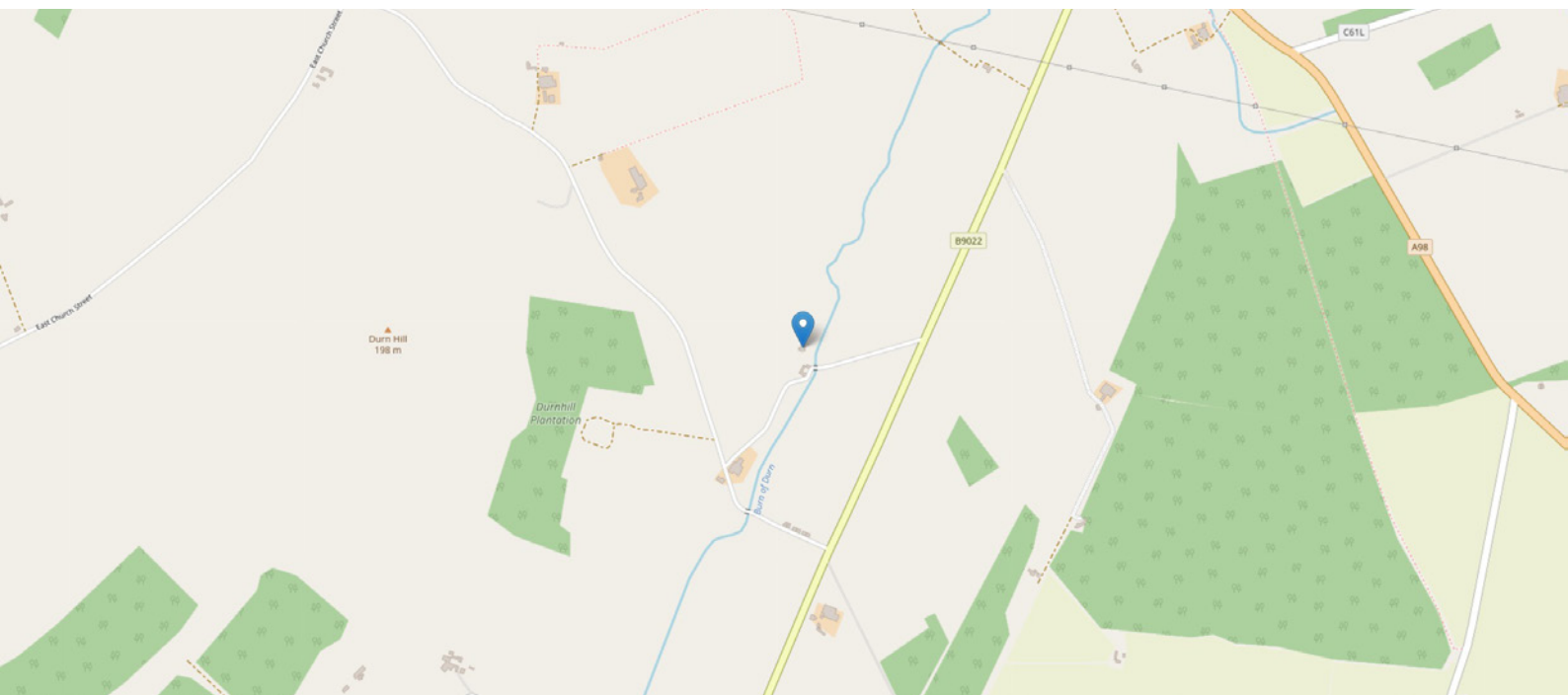


Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 296m<sup>2</sup> | EPC Rating: F

Extras: All fitted floor coverings, blinds, curtains and light fittings.

Services: Main water and electricity, drainage to a septic tank and soak away, and an oil-fired heating system.





# THE LOCATION

This Grade B listed building is located in a very private rural location but minutes from the Historic vibrant seaside town of Portsoy approximately three miles north, a short drive will find you on some of the most talked about beaches on the Moray Coast, Sandend and Cullen to name but a few, where you can find yourself completely alone with acres of sand stretching out in front of you with only the abundance of wildlife that frequent these shores to keep you company, from seals to dolphins and numerous species of birds.

The Moray Coast is renowned for having a relatively mild climate with numerous leisure facilities available in the area, you have salmon and trout fishing on the River Deveron and the Spey with a choice of harbours, beaches and rugged coastline waiting to be fished. Locally, you will find an abundance of outdoor pursuits, there is horse riding, mountain bike trails, surfing and windsurfing, and you also have a multitude of immaculate golf courses. The Duff House Royal and the famous Royal Tarlair are both located in the towns of Banff and MacDuff.

The seaside town of Portsoy is a historic little place with its harbour, with some spectacular scenery in and around the town, including the historic Durn House. All the normal facilities one would expect can be found locally. There is pre-school and primary schooling, with secondary schooling facilities available in the nearby towns of Buckie and Banff. A variety of local shops can be found within the town centre, NHS health centre, Post Office, supermarket, restaurants, cafés, and pubs, all of which add to the appeal of this area, which is frequented by numerous visitors, especially during peak seasons and the famous local Portsoy Boat Festival. A comprehensive East Coast bus network also operates through the town of Portsoy.



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01224 472 441

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**PETER REID**  
Area Sales Manager



Professional photography  
**MICHAEL MORLEY**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

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