

-
OLD MILL
-




McEwan Fraser Legal
Solicitors & Estate Agents

Hill of Blair, Old Meldrum, Inverurie, Aberdeenshire, AB51 0BP

THE LOCATION



“Old Mill” Hill of Blair is set back from the A920 in a stunning elevated rural location 2.5 miles from the historic market town of Oldmeldrum which is renowned for its welcoming community and approximately 18 miles north-west of Aberdeen.

The Historic Meldrum House and Old Meldrum Golf Course along with one of the oldest Distilleries in Scotland (Glen Garioch) are some of the most popular tourist destinations in this area. The area & town are well served by quality independent retailers, a doctor’s surgery, dentist, chemist, a library and restaurants with regular public transport facilities. The property location is close to many arterial routes and offers easy accessibility to Aberdeen and is particularly convenient for the airport and the oil-related offices at Dyce. Excellent pre and primary schooling facilities are available in Oldmeldrum with secondary and higher education at the Meldrum Academy. Locally there are a wide range of sporting and recreational attractions available including, hill walks, salmon & trout fishing on the River Don and a variety of golf courses are available locally you have Oldmeldrum golf course where golf has been played for 125 years with courses at Newmachar and the world-famous Trump Golf which are both close by.





OLD MILL



“Old Mill“ Hill of Blair has been architecturally designed and converted to the highest of specifications by local tradespersons with superior fittings and fixtures evident throughout this exceptionally spacious five-bedroom detached dwelling.

Affording excellent family accommodation over two floors, and situated in a desirable elevated rural location with stunning views and garden grounds, with a large paddock of eight acres and private woodlands extending to a further eleven acres approximately.

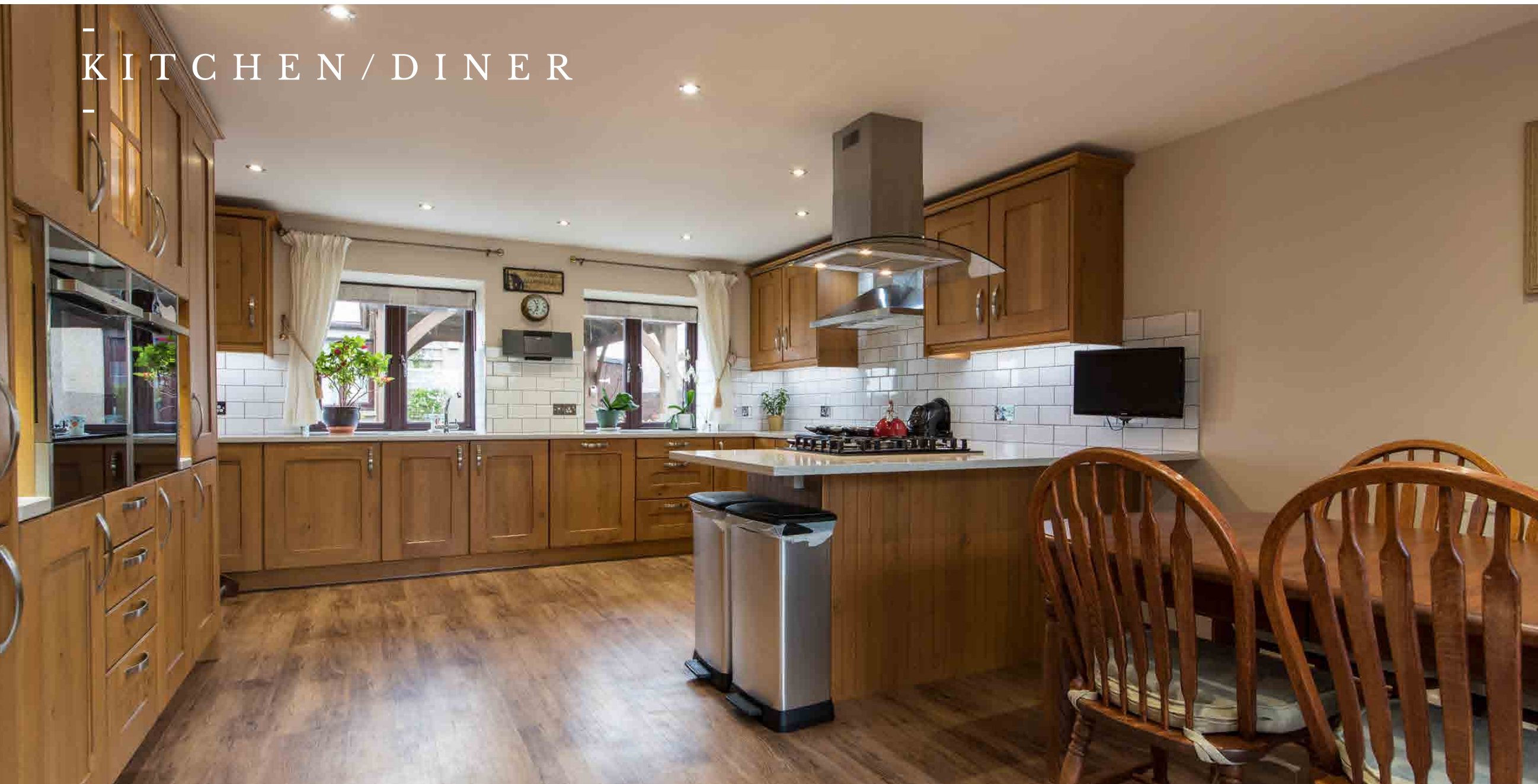


The house comprises of a vestibule with guest WC, leading to the bright and airy reception hall and all further accommodation.

A generously proportioned lounge with windows on three sides is awash with natural light with a log fire adding that traditional farmhouse appeal and a touch of grandeur. The spacious dining kitchen is the heart of this lovely home fitted with a range of high quality integrated appliances with an excellent range of wall and base units with contrasting worktops, the appliances include a Stanley styled Rayburn that provides the heating for the property and a centrally located large gas hob. The utility room hosts the washing machine and tumble drier and provides access to the side garden. A formal dining room, second reception room and a superior master en-suite bedroom with fitted his/her wardrobes with a picture window completes the ground floor.



KITCHEN / DINER





A carpeted staircase with wooden balustrades leads to the upper landing where there are a further three double bedrooms and one other bedroom/dressing room. Bedrooms two and four share a four piece family bathroom with separate shower cubical, bedrooms three and five are located at the other end of the landing where there is a further family bathroom with Jacuzzi bath and a separate sauna room.

Additional attic and cupboard space are in abundance through the property. The property is further enhanced with double glazed windows throughout, oil fired central heating, hardwood flooring, superior hardwood fixtures and fittings with neutral carpets and fresh neutral decor. A must view and the only way to see all that this property has to offer. You will not be disappointed.





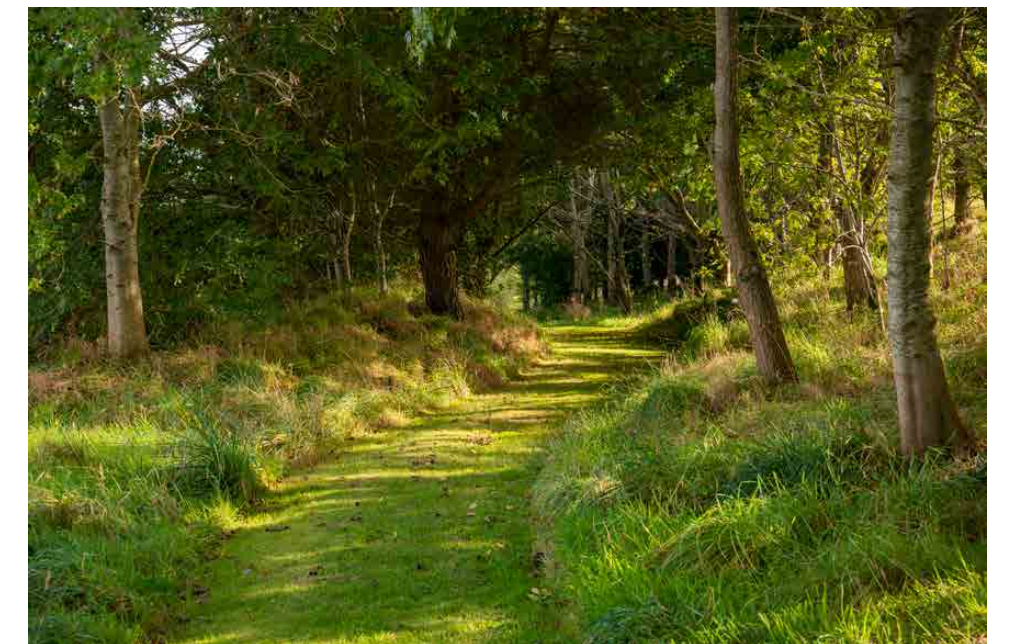
-
THE EXTERIOR
-

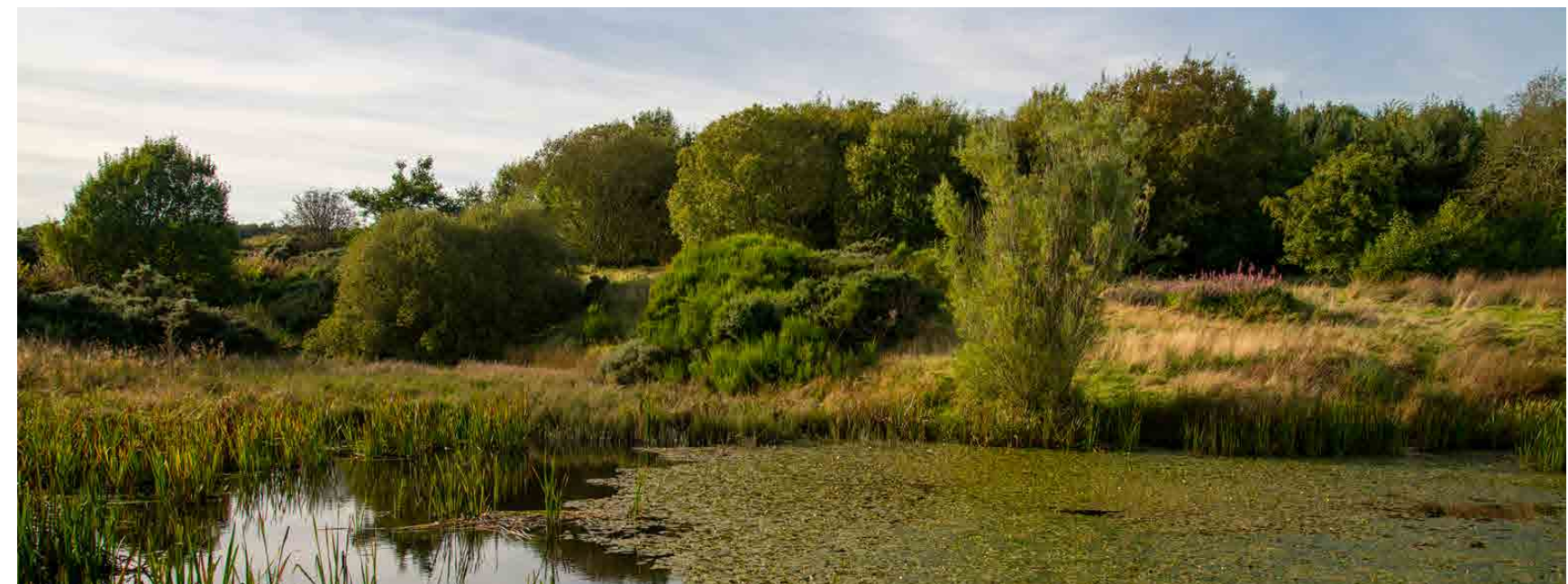




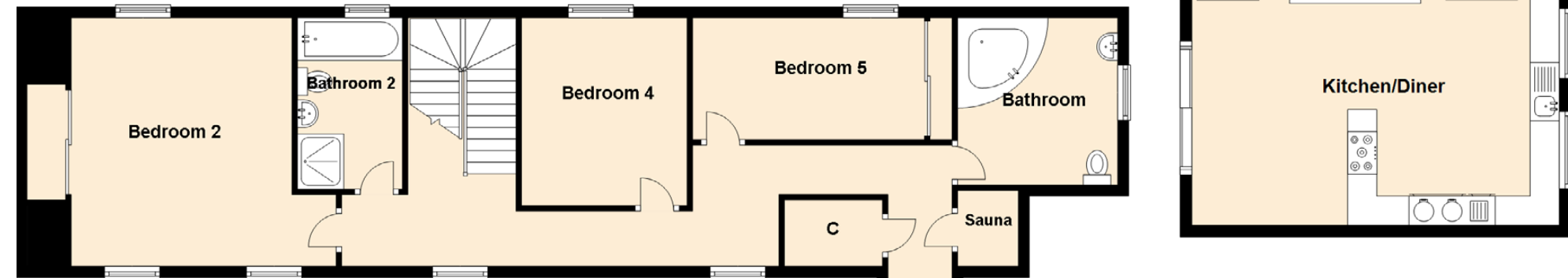
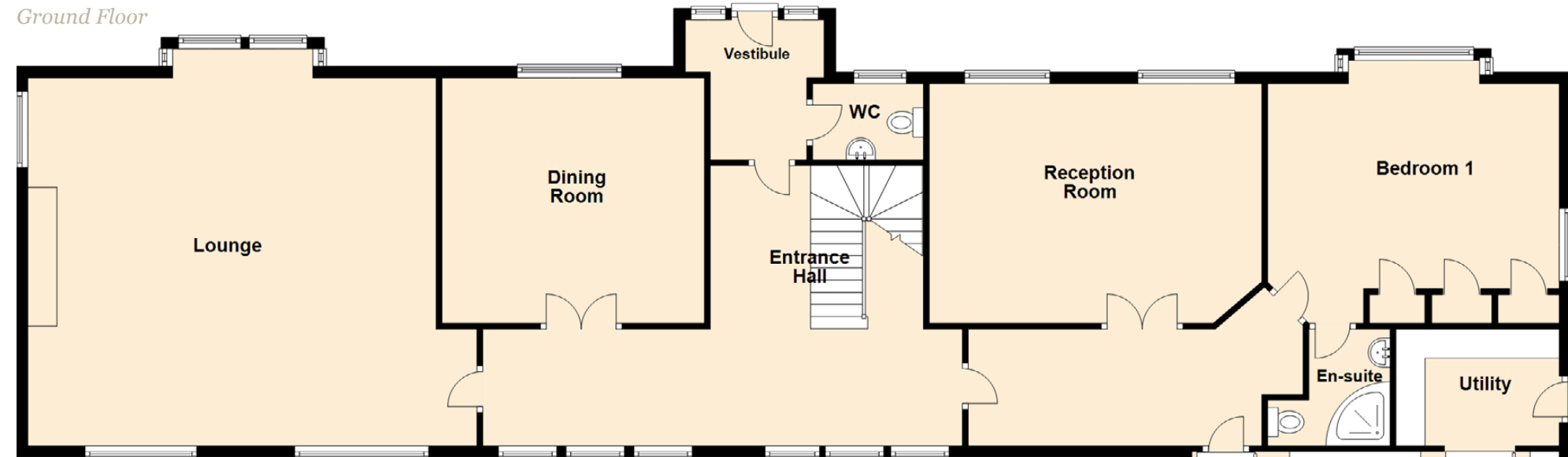
A private road leads to this fantastic property and spacious garden grounds. A large loc-bloc drive leads to the triple garage and single garage all of which have power and light with automatic power doors. The extensive gardens to the front and side of the property have been professionally landscaped and are mostly laid to lawn with well kept mature herbaceous borders with high perimeter hedge. Multiple seating areas throughout the gardens ensure that you can enjoy the sun and views whatever time of day it is and perfect for entertaining and alfresco dining. Beyond and leading from the side garden is the gate to the extensive paddock.

To the front of the property, you have an additional privately owned 11 acres of stunning young woodlands and wildflower meadows with a multitude of interwinding grass walkways that have been meticulously maintained and lead to private ponds where you are likely to see an abundance of wildlife.

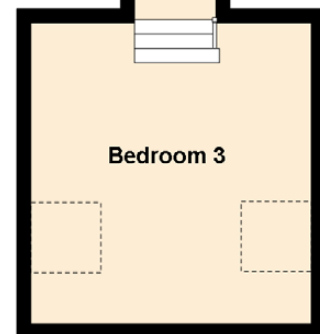




Ground Floor



First Floor



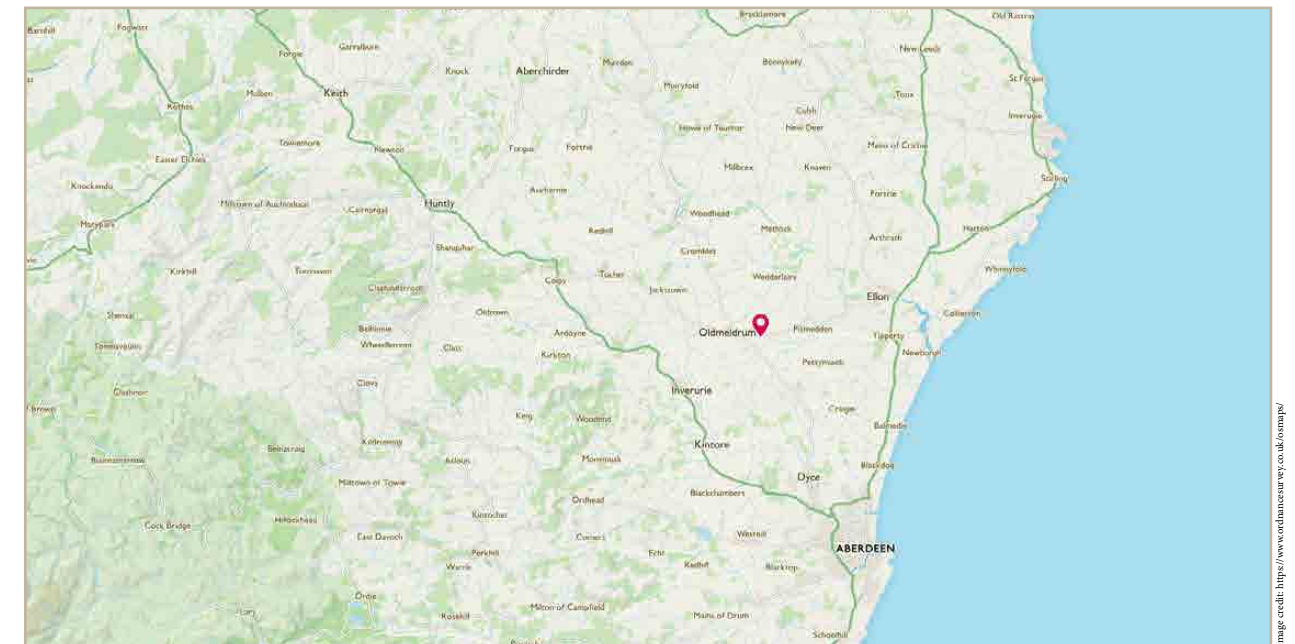
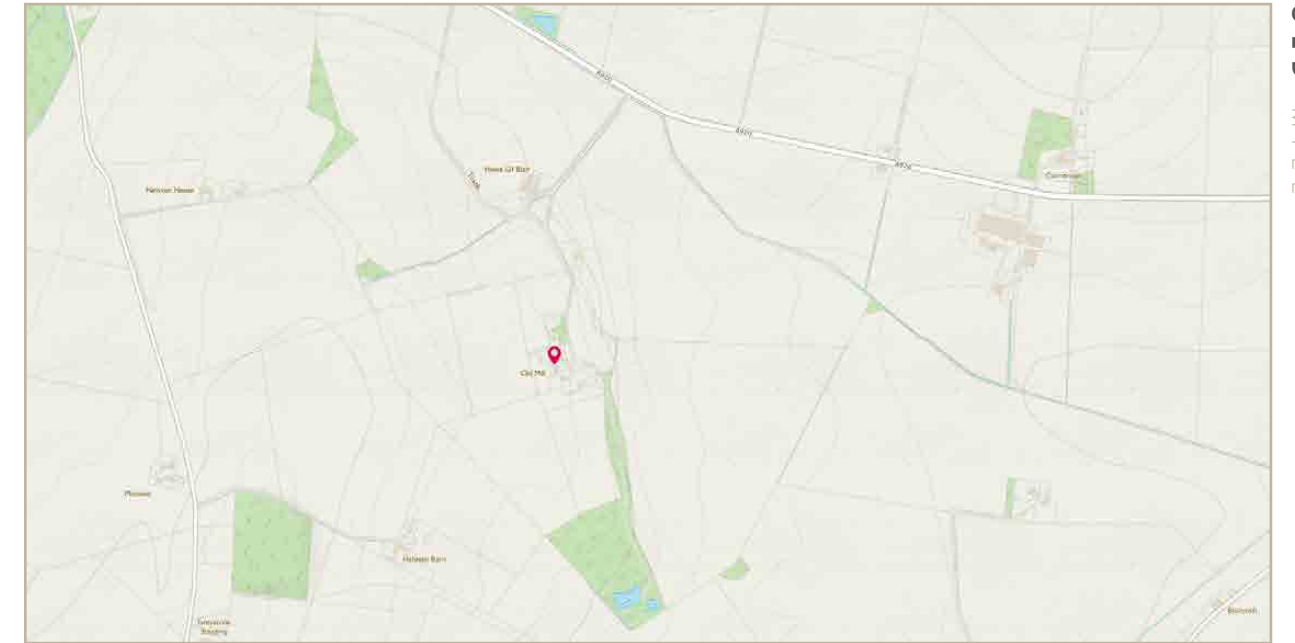
Approximate Dimensions
(Taken from the widest point)

Lounge	7.70m (25'3") x 5.90m (19'4")
Kitchen/Diner	6.30m (20'8") x 4.30m (14'1")
Dining Room	4.50m (14'9") x 4.20m (13'9")
Reception Room	5.70m (18'8") x 4.10m (13'5")
Utility	2.80m (9'2") x 2.00m (6'7")
WC	1.90m (6'3") x 1.30m (4'3")
Bedroom 1	5.00m (16'5") x 4.10m (13'5")
En-suite	2.10m (6'11") x 2.00m (6'7")
Bedroom 2	4.50m (14'9") x 4.00m (13'1")
Bedroom 3	4.30m (14'1") x 4.00m (13'1")
Bedroom 4	3.40m (11'2") x 3.00m (9'10")
Bedroom 5	4.70m (15'5") x 2.40m (7'10")
Bathroom	3.10m (10'2") x 2.90m (9'6")
Bathroom 2	3.10m (10'2") x 1.90m (6'3")
Sauna	1.80m (5'11") x 1.10m (3'7")

Gross internal floor area (m²): 294m²

EPC Rating: D

Extras (Included in the sale): All fitted floor coverings, blinds, curtains and light fittings.





McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01224 472 441
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
PETER REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer