

# The Mill of Plaidy

TURRIFF, AB53 5RH



*Immaculate renovation of a stunning 5  
bedroom, detached former mill*



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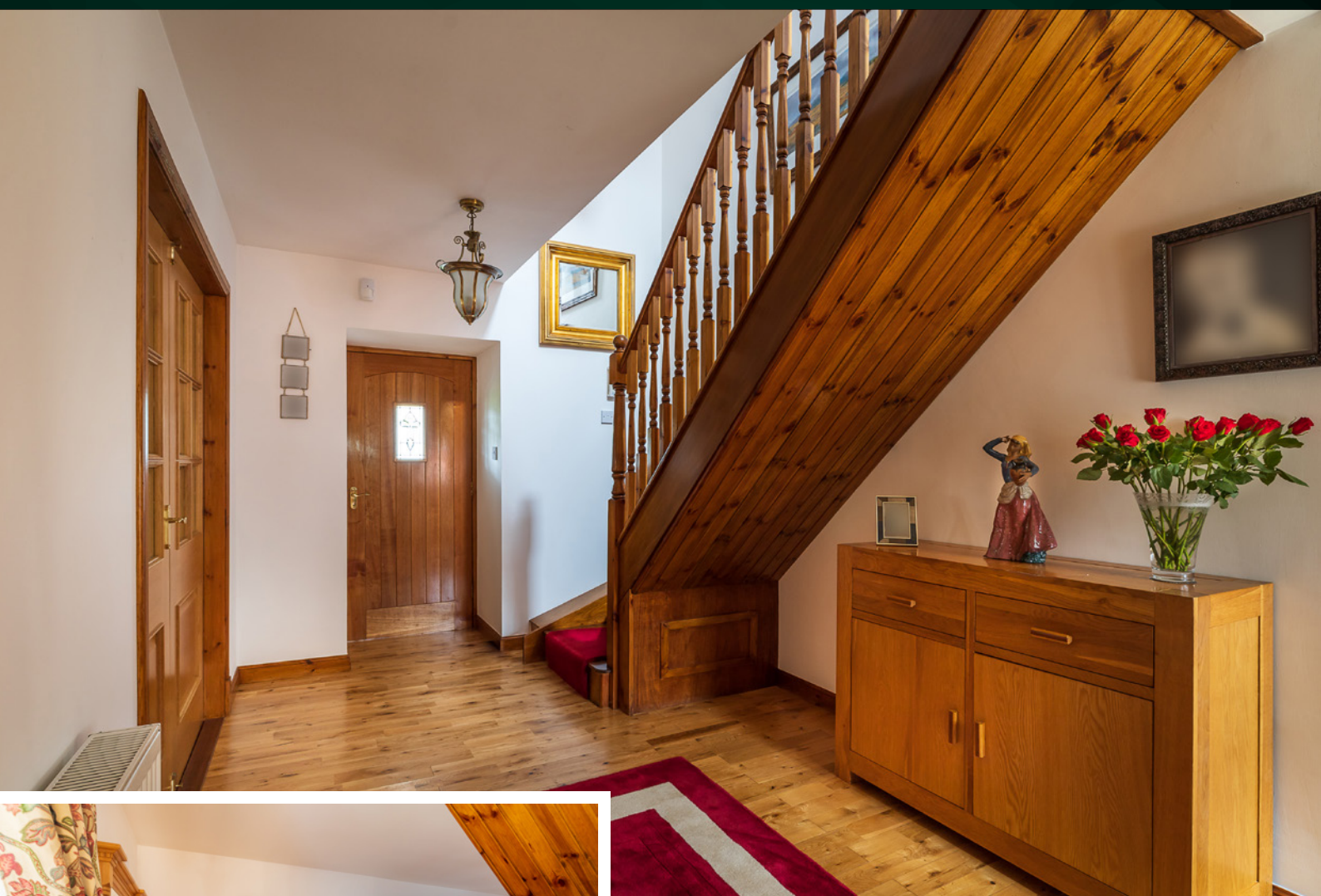




The Mill of Plaidy is quite simply a one of a kind renovation designed and built to the highest of specifications, with the skill of professional trade's persons and the use of quality materials being evident at every turn of this exceptional property.

The property is presented to the market in an immaculate walk-in condition, with generous room sizes over two floors that allow for modern-day and versatile family living. Immaculate decor in fresh neutral tones, with quality floor coverings, fixtures and fittings offering luxury and comfort throughout. Further benefitting from full double glazing with oil fired central heating. With its spacious living accommodation, it is an ideal purchase for those looking for a one of a kind property in a beautiful, peaceful setting.

# THE ENTRANCE



Quite simply a must view, you will not be disappointed, with the versatile living accommodation it would suit the young family with room to grow or the extended family.



The property consists of a front porch to the spacious hallway which in turn leads to all accommodation, a bespoke recently fitted dining kitchen with a large picture window is flooded with natural light; the kitchen has multiple units and is fitted with superior integrated appliances, French doors to the formal dining room. Access to the utility and guest shower room is from the kitchen, the utility room leads to the rear garden.

# THE KITCHEN





# THE UTILITY & SHOWER ROOM





# THE DINING ROOM





The extensive lounge is awash with natural sunlight with multiple windows a multi-fuel stove adds that touch of grandeur with patio doors leading to the conservatory and then to the front garden, a home office/bedroom 5 completes the ground floor.

# THE LOUNGE





# THE CONSERVATORY





# THE OFFICE/BEDROOM 5







An oak style staircase with wooden balustrade leads to the upper floor where you have a further four double bedrooms two of which have fitted wardrobes and one with an en-suite shower room and fitted wardrobes. A bespoke family bathroom with roll-top bath and separate shower cubical completes the accommodation on the upper floor. In addition, there are ample storage cupboards and wardrobes throughout the property and bedrooms.

## THE MASTER BEDROOM









# BEDROOM 2



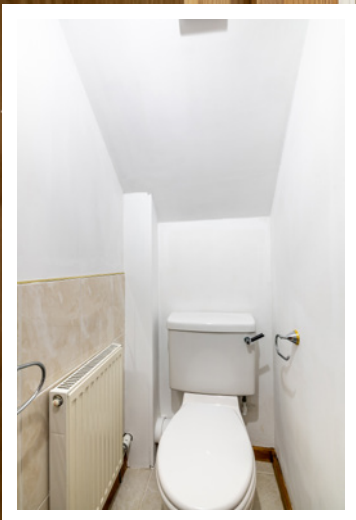


# BEDROOM 3





# BEDROOM 4 & EN-SUITE





# THE BATHROOM





The detached annexe above the double garage consists of an open plan kitchen and living room a large double bedroom and a three-piece shower room, fantastic for extended family living or huge potential as an AirBnB.

# THE ANNEXE





The extensive garden grounds of including the paddock are approximately one acre is mostly laid to lawn with borders containing a multitude of shrubs, plants, seasonal flowers and trees. The extensive tarred driveway that leads to the front of the property and the double garage allows parking for a multitude of vehicles. The extended accommodation above the garage is accessed from its own external stone stairway.

Property is serviced with mains electricity, mains water with private drainage to a septic tank and soak away, with oil fired central heating.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

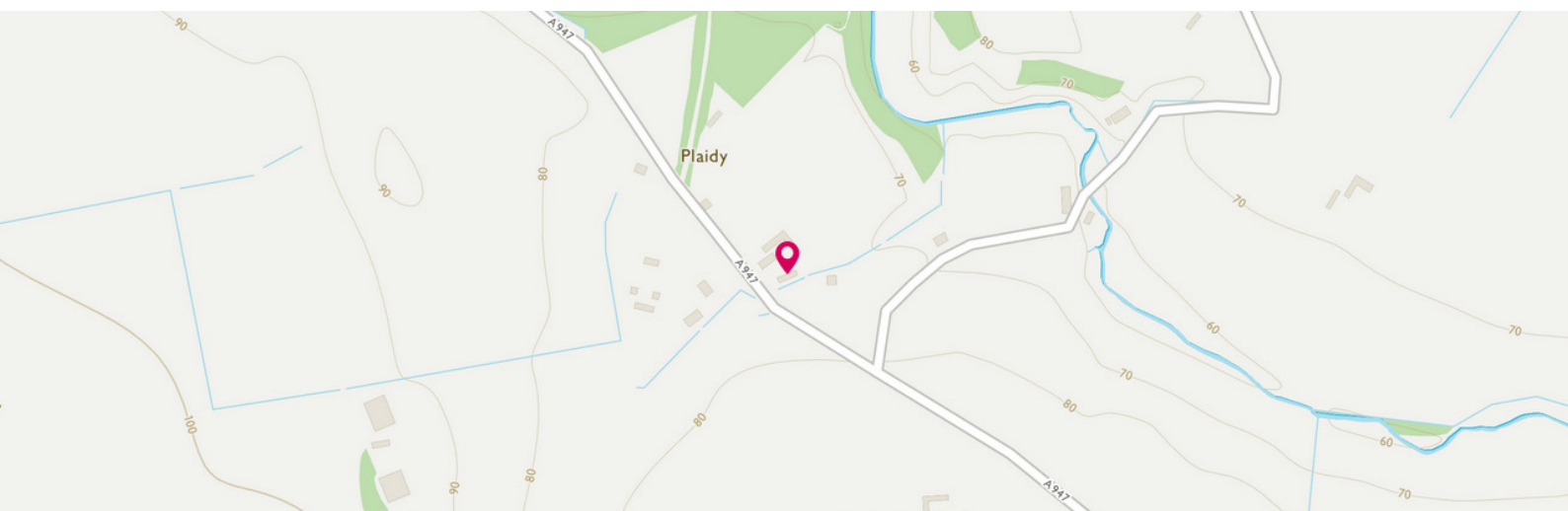


Approximate Dimensions (Taken from the widest point)

Lounge	6.00m (19'8") x 4.70m (15'5")
Conservatory	3.10m (10'2") x 2.70m (8'10")
Kitchen	5.00m (16'5") x 4.70m (15'5")
Dining Room	3.50m (11'6") x 3.20m (10'6")
Utility	4.00m (13'2") x 2.70m (8'10")
Shower Room	2.50m (8'2") x 1.10m (3'7")
Office /Bedroom 5	3.50m (11'6") x 2.20m (7'3")

Master Bedroom	4.90m (16'1") x 4.50m (14'9")
Bedroom 2	3.60m (11'10") x 3.30m (10'10")
Bedroom 3	3.60m (11'10") x 3.20m (10'6")
Bedroom 4	4.90m (16'1") x 2.50m (8'2")
En-suite	2.50m (8'2") x 0.80m (2'7")
Bathroom	3.50m (11'6") x 2.90m (9'6")

Gross internal floor area (m<sup>2</sup>): 212m<sup>2</sup>  
EPC Rating: D





# THE LOCATION

This superior detached dwelling is nestled in some spectacular countryside in the small rural hamlet of Plaidy set back from the A947 with the country town of Turriff approximately 4 miles south in the heart of rural Aberdeenshire, and the vibrant seaside town of Banff being approximately 7 miles to the north.







Turriff is a popular market town, renowned for its welcoming community. It has highly regarded primary and secondary schooling, a good range of shops and other facilities which include a swimming pool, bowling stadium, library, community centre, sports centre, golf course with salmon and trout fishing on the Rivers Deveron and Ythan.

Aberdeen city is within commuting distance, approximately 38 miles away providing all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy.

Aberdeen is renowned for its fantastic University's, colleges, and higher education; there are also some superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast.

The city offers excellent bus and rail service with national and international flights being provided from Aberdeen Dyce Airport. The main East Coast Rail Network operates from Aberdeen providing a link to the central belt of the south and beyond.

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