

Flat 10, The Auld Mill

STATION ROAD, TURRIFF, ABERDEENSHIRE, AB53 4ER



A stunning conversion of The Auld Mill in Turriff, a fantastic investment opportunity with huge rental potential



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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, a new boiler and a fresh neutral decor. The property has been decorated to a high standard throughout and is presented to the market in an immaculate walk-in condition. It would make for a fantastic first-time purchase, and a fantastic investment opportunity, as a rental property or holiday let..

THE LOUNGE



The flat which is protected by a security entry system consists of a hallway to all accommodation and a spacious lounge with views from the full-length windows. The newly installed kitchen features multiple wall and base-mounted units.

THE KITCHEN



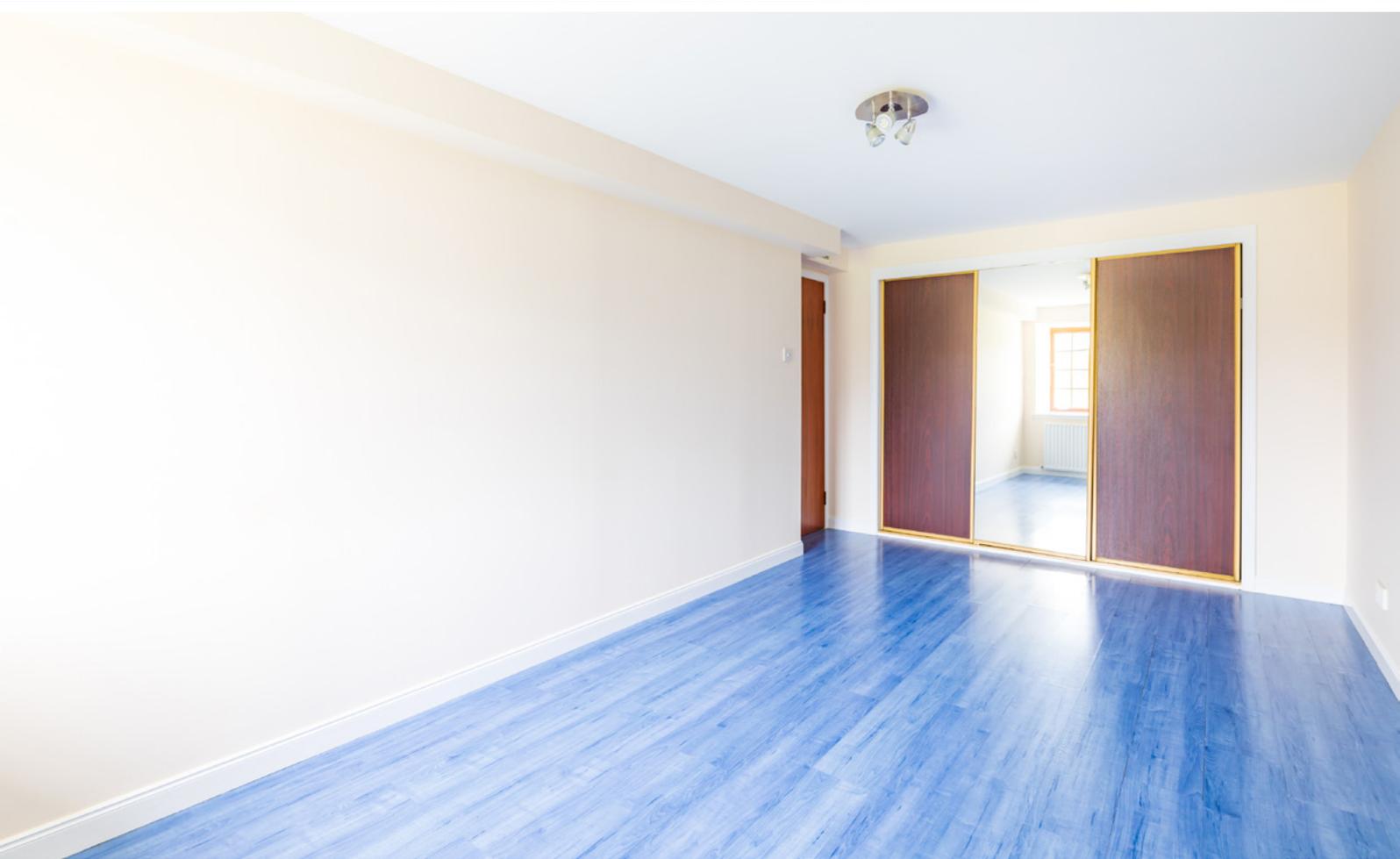


There is a large double bedroom with a large box room/study currently being used as a second bedroom and a three-piece bathroom with a new WC, bath and sink, and a separate power shower. In addition, there are ample cupboards throughout the property.

THE BATHROOM



THE BEDROOM



THE BOX ROOM



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.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

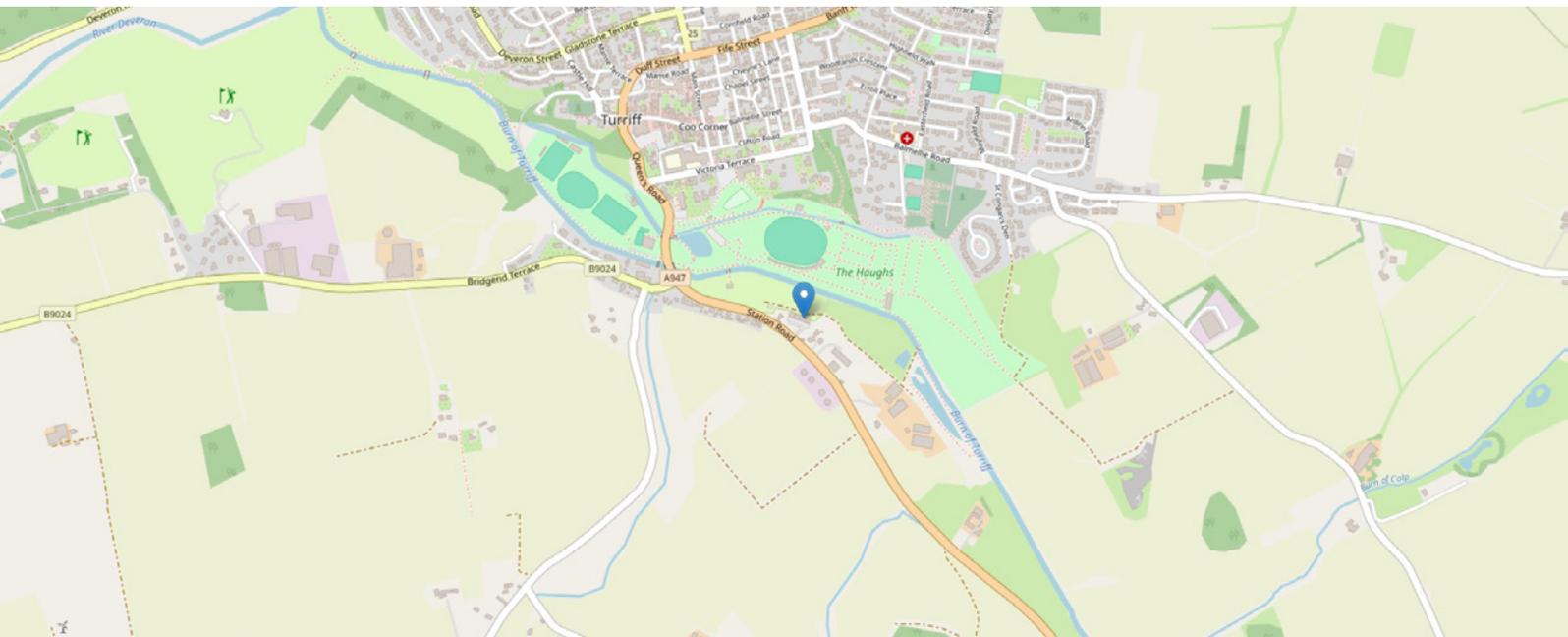


Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 3.60m (11'10")
Kitchen	3.20m (10'6") x 2.30m (7'7")
Bathroom	3.20m (10'6") x 1.90m (6'3")
The Bedroom	5.00m (16'5") x 3.10m (10'2")
The Box room	3.10m (10'2") x 2.80m (9'2")

Gross internal floor area (m²): 67m²
EPC Rating: D

Extras: The property will be sold inclusive of all fitted floor coverings, blinds, light fittings, washing machine, fridge, microwave and worktop freezer. All other soft furnishings are by separate negotiation.



THE LOCATION

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 throughout 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, and 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 by Dyce Airport. The main East Coast Rail Network also operates from Aberdeen.



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