

# The Old Mill

ECHT, WESTHILL, ABERDEENSHIRE, AB32 7AL



*Impeccable renovation of a former mill in a private rural location. Detached three bedrooms, immaculate garden grounds close to village and town amenities.*



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The Old Mill of Echt circa 1904 was architecturally designed and converted to its present-day in 1995 and is quite simply a one-of-a-kind renovation that was completed to the highest of specifications, with the skill of professional trade 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 levels that allow for modern-day and versatile family living. The current owners during their long tenure have maintained and added to the property and garden grounds with no expense spared. Immaculate decor in fresh neutral tones, with quality floor coverings, fixtures, and fittings offering luxury and comfort throughout and further benefitting from full double glazing with oil-fired central heating.

# THE LOUNGE



The heart of this home is the stunning lounge located on the upper floor with its vaulted ceiling and full-length windows and balcony. The lounge is open plan to the formal dining room.

# THE BALCONY



# THE DINING ROOM

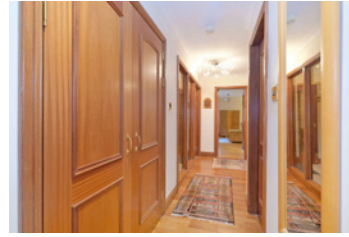
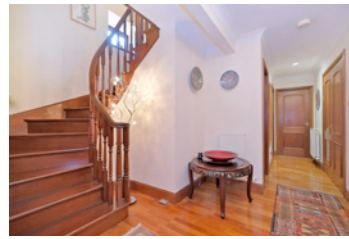


# THE KITCHEN



The dining room leads to the kitchen which is fitted with multiple wall and base-mounted units, contrasting worktops, and fitted with quality integrated and standalone appliances also allowing access to and from the east side of the garden from a set of external stairs.





On the ground floor is access from the front porch to the welcoming hall and bespoke timber wooden stairs. The ground floor also consists of a master bedroom with an en-suite shower room and walk-in wardrobe, there is a further double bedroom and one single which is currently being used as a study. A centrally located family bathroom completes the accommodation. In addition, there are ample storage cupboards throughout the property.

# THE BATHROOM



# BEDROOM 1



a master bedroom with an en-suite shower room and walk-in wardrobe



# BEDROOM 2





# BEDROOM 3/STUDY



Externally the property sits on approximately 1.1 acres and boasts an impressive private tree-lined garden and an extensive driveway that leads to a double and single garage, both of wooden design that have power and light. An extensive summer house with a gymnasium is a perfect place for entertaining and some alfresco dining, and enjoying the fantastic gardens and grounds.

The gardens immediately around the property are mainly laid to lawn with a multitude of mature shrubs, plants, and seasonal flowers that are awash with colour throughout the year, with borders of high trees and hedges that provide privacy throughout the garden. A further garden hut and greenhouse with a vegetable plot with raised beds complete the garden.

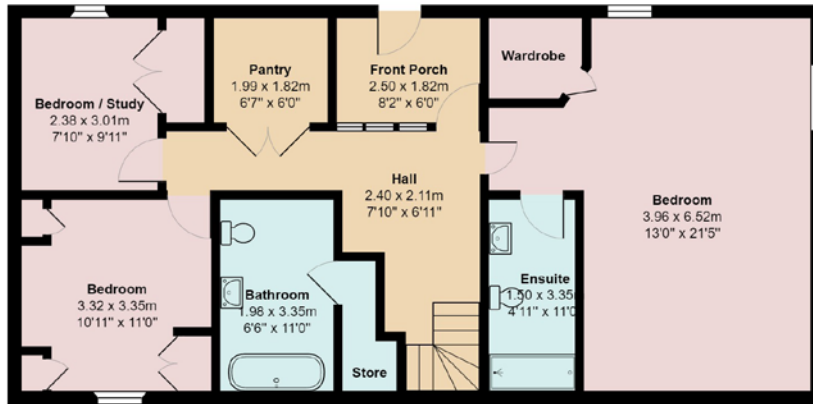
The property has mains electricity, and private water drains consisting of a septic tank to a soak away, with oil-fired central heating throughout.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Ground Floor

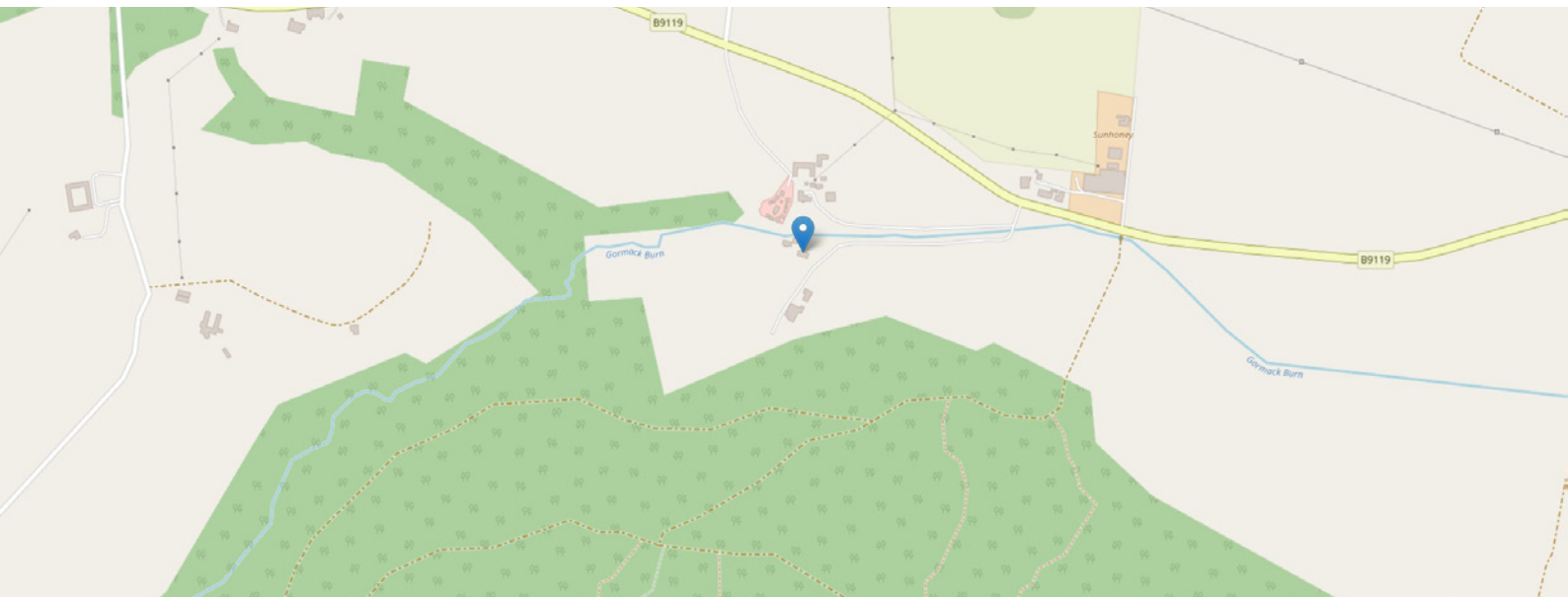


First Floor

Approximate Dimensions Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 130m<sup>2</sup> | EPC Rating: D

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale.



# THE LOCATION

This superior detached former mill is located in the spectacular countryside of East Aberdeenshire set back from B9119 and approximately 1.5 miles west of the village of Echt and equidistance of approximately 8 miles to the tranquil and hugely popular towns of Westhill in the west and Banchory in the south. The village of Echt has a primary school, shop, post office, and a popular Indian restaurant.





Westhill offers an enviable range of community facilities, a Tesco superstore, and a health centre. This thriving town is also renowned for its excellent amenities such as the 18-hole golf course, swimming pool, hotels, and restaurants. Banchory also offers excellent local amenities and services including a library, sports centre, a golf course, and fishing for salmon and trout on the renowned River Dee. Both towns provide nursery and primary schooling and highly regarded secondary education.

The towns of Westhill, Banchory, and the village of Echt are well located for easy access to the expanding Westhill and Arnhall Business Parks and also to the Prime Four development at Kingswells. There is also a main bus route that allows easy access to excellent public transport links to the various subsea companies north and south of the city. The Aberdeen Western Peripheral Route connects to Dyce, Aberdeen International Airport, Stonehaven, and Inverurie.



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