

**Mill Of Seggat,**

Auchterless, Turriff, AB53 8BA

Fixed Price  
**£155,000**

**Under offer**

 **2**  **1**  **1**   **66 m<sup>2</sup>** EPC **F** Council Tax Band **C**



**Contact Solicitor**

James & George Collie  
450 Union Street (Sales)  
Aberdeen  
AB10 1TR

01224-572777

[p.sales@jgcollie.co.uk](mailto:p.sales@jgcollie.co.uk)

<http://www.jgcollie.co.uk>



**Features**  Garden

**Description**

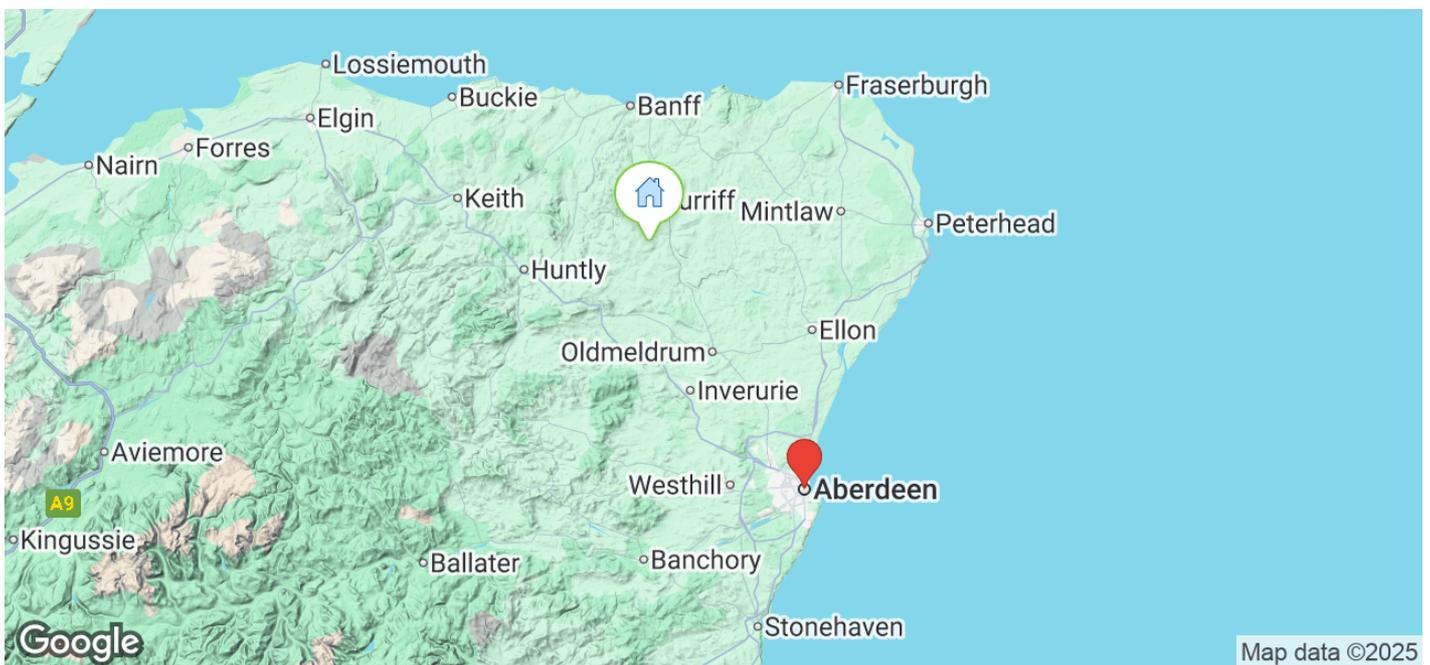
We are delighted to present to the market this beautiful and unique **TWO BEDROOM DETACHED COTTAGE** situated in a tranquil, rural location in a quite setting of Auchterless. The property boasts just under an acre of land with its own wooded area and fishing rights for a tributary from the River Ythan that runs along the bottom of the property. The current owners use the property as their country retreat. The property comprises of; entrance hall with ceramic tiled flooring. The lounge overlooks the front of the property and features original coal fire with wooden surround, slate hearth and ornate tiling. The dining kitchen has a dual aspect and has been fitted with modern shaker style base units with solid wood worktops, tiled splash-back and a ceramic butler sink. There is an induction hob with double oven and stainless steel extractor hood. Integrated dishwasher and fridge freezer. Following on from the kitchen is a small utility room with a cupboard housing the water meter and electrics. The upper landing is accessed via a staircase from the kitchen and provides access to two good sized double bedrooms. There are two storage cupboards on the landing providing excellent

storage space as well as the loft access. The shower room is located on the ground floor and has a large walk-in electric shower, wash-hand basin and W/C.

**Outside** – The front garden is planted with mature shrubs and there is a chipped drive-way providing parking for several cars. The rear garden is a large wooded area with paths leading to various seating areas. A tributary from the River Ythan runs along the bottom of the property with fishing rights. There is a garden shed and a workshop which has units built in and a wood burning stove.

Located in the quiet rural village of Auchterless, which has a local primary school. The property is also close to the busy market town of Turriff, which offers a good range of shops, hotels and primary and secondary schooling. Leisure facilities include a Swimming Pool, Bowling Club, Library, Community Centre, Sports Centre, Golf Course and Fishing on the River Deveron.

**Directions** – From Inverurie follow the B9001 road to Rothienorman, continue through Rothienorman and take the road on the right sign posted for Auchterless. After entering the village of Auchterless, pass the church on the right hand side and take the track on the left of the church where the red post box is. The property is at the very bottom.



### View this property here

<https://www.aspc.co.uk/search/property/357586/Mill-Of-Seggat/Turriff/>

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