

# The Mill

Tillyshogle | Echt | Westhill | Aberdeenshire | AB32 6XD



**Galbraith**



# Outstanding 5 bedroom detached family home forming part of a unique development in a peaceful countryside location.

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Westhill 7 miles | Banchory 8 miles | Aberdeen City 14 miles

(All distances are approximate)

Exceptional contemporary home

5 bedrooms. 2 public rooms.

Raised patio with open views

Garden grounds & integral garage

Peaceful rural setting

'A' Energy Rating

## Galbraith

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## Situation

The village of Echt lies 14 miles west of Aberdeen and 7 miles from both Westhill and Banchory. It's an especially desirable location for those working in and around Westhill and Aberdeen and for those wanting countryside living in a beautiful rural area village, with easy access to nearby popular towns.

Amenities in Echt include a village shop and post office, a church, village hall, primary school and nursery, a first-class Indian restaurant, and a six-acre community park with playgrounds and playing fields. There are also many fine country walks nearby and a 9-hole golf course in the nearby Dunecht Estate. Within a 10-minute drive are three historic National Trust properties, Castle Fraser, Crathes Castle, and Drum Castle, all offering lovely woodland walks, gardens, nature trails and play areas.

Schooling is provided at Echt Primary School as well as the nursery, whilst secondary education is catered for at the modern Alford Academy. Private education is available in Aberdeen at Robert Gordon's, St. Margaret's school for Girls, Albyn School and the International School of Aberdeen, all easily reached within a 30 minute drive.

Aberdeen City is a 20-minute drive and provides all the transport links, leisure, recreational and entertainment facilities expected from the oil capital of Europe. The mainline railway station provides a good service to Edinburgh and onwards to London, and Aberdeen International Airport provides both domestic and international flights. The airport can be reached by car comfortably within 20 minutes from The Mill.

## Description

The Mill forms part of a unique & exclusive development of stunning homes sitting amongst the beautiful Aberdeenshire countryside between Banchory & Echt. The development is full of style & character, originally designed and developed by Annie Kenyon Developments back in 2022. The Mill has a superior position within the development, enjoying a southerly aspect to the rear and enjoying those breathtaking open views across the surrounding countryside. The unique layout of this home ensures incredible natural light, perfectly placed windows, flowing accommodation from the main living space to the garden and practical modern essentials for busy family life. Of note is how energy efficient the home is with an impressive A energy rating.



Enter from the front storm porch, immediately into the vestibule with storage cupboard. Continue through to the main entrance hall with understairs cupboard. The open plan kitchen, dining & living room is the most impressive living space with a southerly aspect overlooking the garden. The main kitchen island creates a central sociable point, and there are sleek modern units, work tops and appliances and a walk in pantry cupboard. The dining space is surrounded by picture windows, with a traditional stone wall feature and a door opens out to the outdoor BBQ area. The sitting area has the large sliding doors, allowing the space to flow out to the garden patio, a perfect spot to appreciate the views. Returning to the main hall, the snug room is a great further public room, ideal as a playroom or TV room. Bedroom 4 is located on the ground floor and could also be used as a home office. The very large utility room is well designed and gives access to a cloakroom and direct access to the integral garage. Completing the accommodation on the ground floor is the shower room.

Continuing upstairs, there is the impressive master bedroom with floor to ceiling windows capturing the countryside view to the west. This room has a fully bespoke designed walk in wardrobe and luxury ensuite bathroom. Bedroom 1 is a further generous double bedroom with bespoke built in wardrobe & bedroom furniture and sits adjacent to the main family bathroom which has a bath and separate shower. Bedroom 2 and Bedroom 3 are located to the west side of the house. Bedroom 3 has a built-it bespoke wardrobe and shelves.

## Accommodation

Ground Floor: Vestibule, entrance hall, sitting room, kitchen, dining & living room on open plan.  
Bedroom 5/study, shower room, utility room and W.C  
First Floor: Master bedroom with walk in wardrobe & ensuite shower room, bedroom 1, bedroom 2, bedroom 3 and main bathroom.

## Garden Grounds

The south facing garden underwent considerable thought & design and the large raised patio was created to ensure the garden is a seamless extension of the family open plan living space. Steps lead down from the patio to the grass lawn, surrounded by hedging and with young trees, this garden a great enclosed outdoor space for families. The low fence & hedging provide a private sheltered garden yet allows you to fully appreciate the beautiful open countryside views beyond the garden. Overhang sheltered area, perfect for the BBQ and outdoor garden furniture.



To the front is the private driveway bound by the traditional stone walls whilst low box hedging edges the parking spaces. Access to the integral single garage which has access doors to both sides.

## General Remarks and Information

Tenure	Local Authority	Council Tax	EPC
Freehold	Aberdeenshire	Band G	Band A

## Services

Mains electricity and water are connected | Private drainage to shared treatment plant  
Air Source Heating | Solar Panels

## Directions

From Aberdeen, travel west on the A944 to Westhill, and then join B9119 to Tarland. Follow signs for Echt. In the centre of Echt, turn left at the crossroads (Echt Tandoori) and continue B9777. Continue for around 1.2 miles and take the road on the left signposted for 'Cullerlie 2'. The development is situated a mile along on the right-hand side and The Mill is the second house on the left.

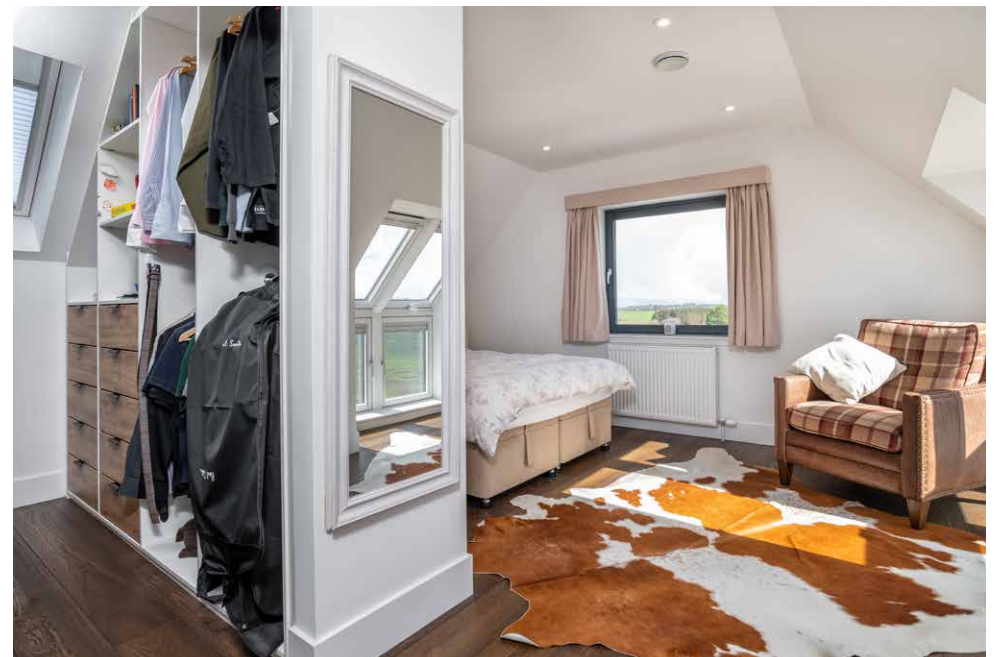


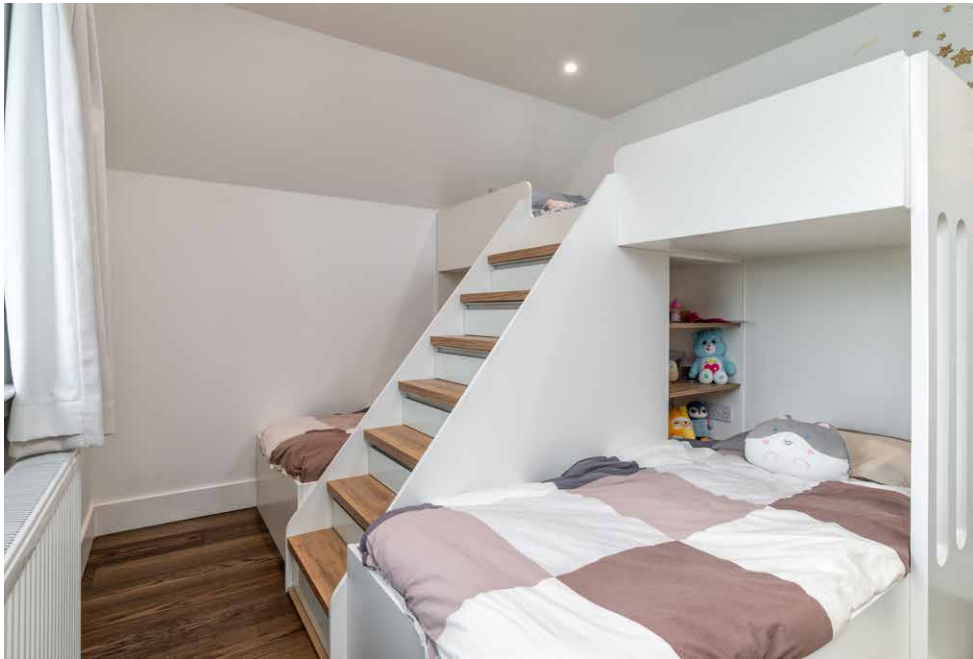
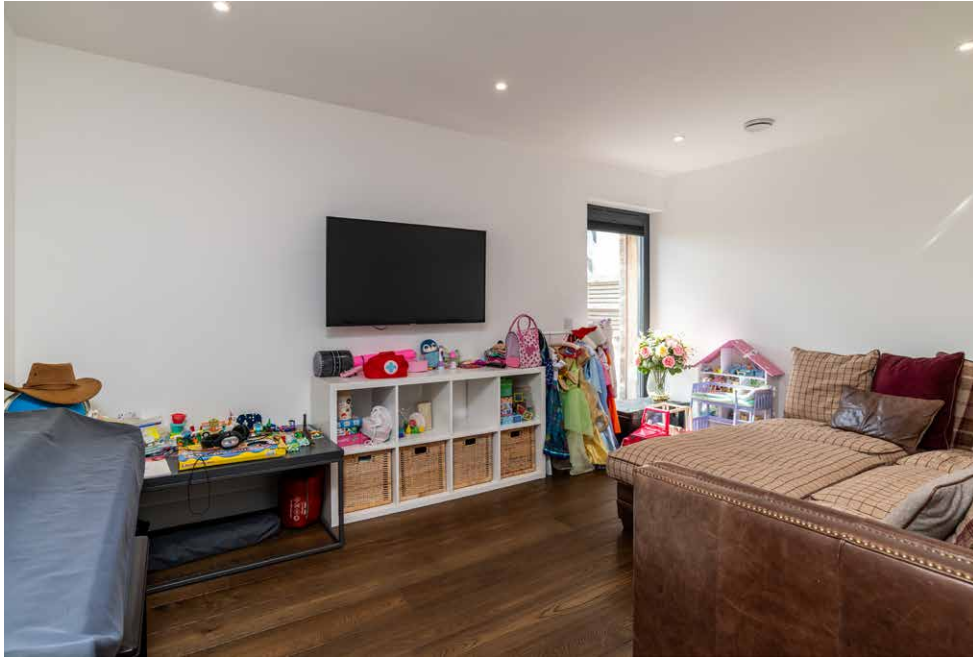
## Viewings

Strictly by appointment with the Selling Agents.

## Anti Money Laundering (AML) Regulations

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We cannot enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

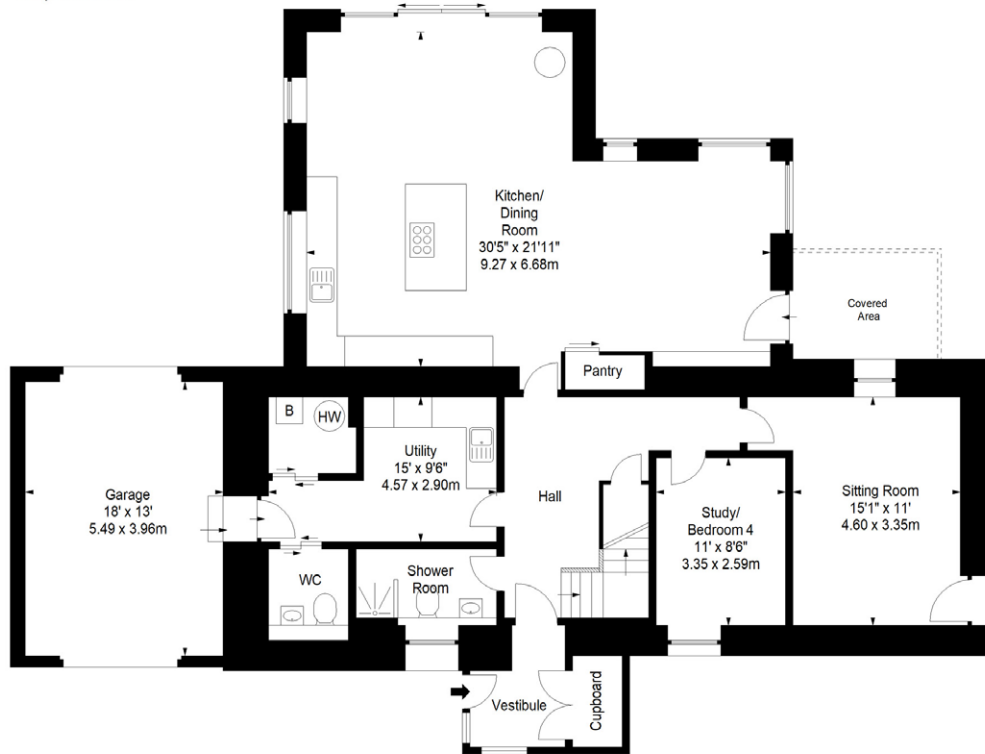




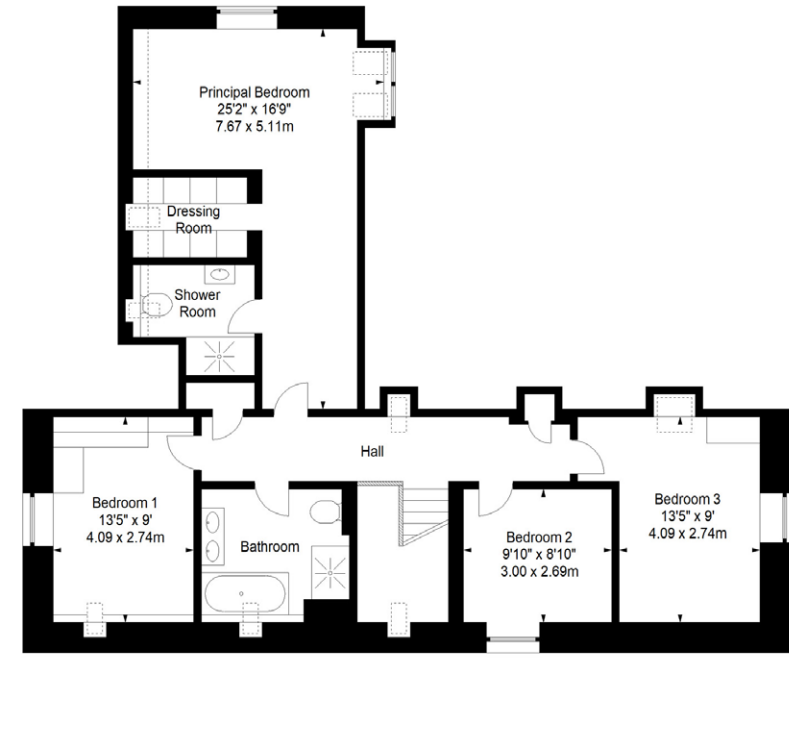
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Approx. Gross Internal Area  
2401 Sq Ft - 223.05 Sq M  
Garage  
Approx. Gross Internal Area  
249 Sq Ft - 23.13 Sq M  
For identification only. Not to scale.  
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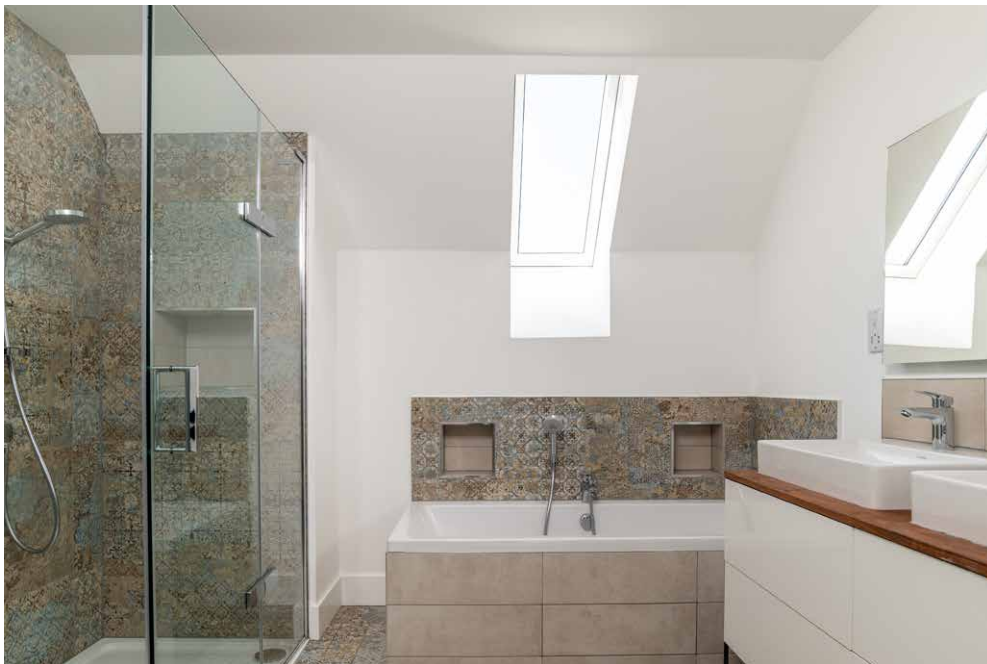
Ground Floor



First Floor

**Important Notes:**

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken May 2026.







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