

Muiryhaugh

Strachan | Banchory | Aberdeenshire | AB31 6LP



Galbraith



Beautiful 4 bedroom detached farmhouse, immaculate outbuilding with stables & around 46 acres in an idyllic Royal Deeside location.



Banchory 3 miles | Aboyne 14 miles | Aberdeen Airport 23 miles

(All distances are approximate)

2 public. 4 good bedrooms

Beautiful extended farmhouse

Quality traditional outbuildings

Stabling & outdoor arena

Around 46 acres of land

Idyllic Royal Deeside location

Galbraith

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Situation

Strachan lies on the south side of the River Dee and is located within the heart of Royal Deeside only a short drive from the very popular town of Banchory. This idyllic location in Deeside provides an array of outdoor leisure activities including salmon fishing on the River Dee, horse riding, mountain biking, forest and hill walking, good local and international golf courses, gliding, canoeing, shooting and snowboarding. The Cairngorms National Park is also only a 30-minute drive away offering beautiful scenery and further outdoor pursuits.

Strachan itself sits in desirable Feughside just outside the town of Banchory. Strachan has a lovely community spirit, and the Feughside Community Council facilitates a wide range of activities which promote the well-being of the area. The Feughside community website is a very useful place to learn about the local community. <https://www.feughside.com/>

Schooling is provided at the primary schools in Banchory whilst secondary education is catered for at the very popular Banchory Academy in the town. Private education is available in Aberdeen at Robert Gordon's, St. Margaret's school for Girls, Albyn School and the International School of Aberdeen.

Strachan is a desirable location, either for those working in and around Aberdeen or for those wanting countryside living in a beautiful area. Aberdeen is a 40 minute drive and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station to Edinburgh and beyond and is host to Aberdeen International Airport, providing both domestic and international flights. The airport can be reached by car comfortably within 40 minutes from Muiryhaugh.





Description

Muiryhaugh has an idyllic countryside location in Royal Deeside, close to the popular town of Banchory, with beautiful open views and a feeling of space and privacy. Muiryhaugh is approached by the private track and there is a traditional detached 4 bedroom farmhouse with charming garden grounds. The land surrounds the property entirely, creating the perfect package, and extends to around 46 acres of fenced grass paddocks and an area of woodland park land. The two traditional stone steadings with slate roofs are in excellent condition with a central courtyard area and for those with equestrian interests, Muiryhaugh would work exceptionally well given the stabling for 6 horses, tack room and outdoor 60m x 40m arena. Endless countryside hacks and mountain biking can be enjoyed from your own doorstep and Muiryhaugh is presently run as a very successful livery, giving any potential buyer the chance of considering this opportunity. For those looking for privacy and fantastic outdoor space & land, Muiryhaugh offers the perfect opportunity to have your horses at home around you in the peace & quiet of Royal Deeside. The entire offerings at Muiryhaugh really do create endless opportunities and flexibility for any potential buyer to create their own wonderful countryside lifestyle.

The farmhouse is a traditional stone-built farmhouse with a southerly aspect and a charming area of garden. The property has been exceptionally well maintained by the present owners including a considerable two storey extension in 2002, to increase the size of the house including an impressive modern open plan family living space & kitchen. The accommodation over two floors comprises an entrance hall to the front with stairs to the first floor. Continue to the left in original farmhouse where you will find the main lounge & dining room. A charming room with wood burning fire. Continue again into the impressive open plan kitchen, family & dining room. This is a fantastic open plan family living space with larger windows and doors opening out to the garden. The kitchen has an island area and quality units and work tops, whilst a walk-in pantry is a useful space. To the side there is a vestibule which leads outside and gives access to the utility room and a cloak room. Also overlooking the front is the fourth double bedroom, which is generous in size and used as a home office.

On the first floor there is a bright open landing with great built in storage cupboards. There are two equally spacious double bedrooms with built in storage, both enjoying an outlook to the front overlooking the surrounding countryside. Further down the hall is the main family bathroom with bath and overhead shower. Completing the accommodation is the principal bedroom with walk in wardrobe and generous ensuite shower room.

Accommodation

Ground Floor: Entrance hall, lounge/dining room, bedroom 4/office, open plan kitchen, dining & family room. Vestibule, utility room & cloakroom.

First Floor: Master bedroom with walk in wardrobe and ensuite shower room, bedroom 2, bedroom 3 & bathroom.

Garden Grounds

The formal garden grounds are bound by a traditional stone dyke wall and mainly laid to lawn provide a charming outdoor space for children & families. The raised beds are ideal for planting vegetables and there are various fruit trees.





Land & Outbuildings

The land extends to around 46 acres in total, mostly fenced grass paddocks, whilst a charming woodland park area is bordered by the 'Water of Dye'. There is a 60m x 40m outdoor arena.

There are two separate detached traditional steading buildings, both in exceptionally good condition with a slate roof, pedestrian door access points & double doors. The first steading has a tack room and separate workshop, whilst the second steading has three stables and a floored upper level. Between the two adjacent steading buildings is a useful central courtyard area laid with lock block. Furthermore, there is a separate timber building offering 3 additional stables and a metal clad field shelter, currently used to store machinery & equipment. A traditional stone bothy to the right side of the drive houses the oil tank.

Livery Potential

The present owners have successfully operated a popular livery business at Muiryhaugh for many years, demonstrating strong demand and offering excellent potential for any future owner to consider this opportunity.

General Remarks and Information

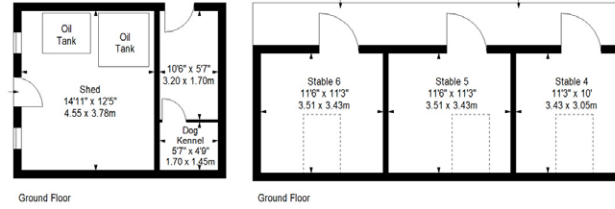
Tenure	Local Authority	Council Tax	EPC
Freehold	Aberdeenshire	Band E	Band E



Muiryhaugh,
Strachan,
Banchory,
Aberdeenshire, AB31 6LP



Approx. Gross Internal Area
2536 Sq Ft - 235.59 Sq M
Out Buildings
Approx. Gross Internal Area
3579 Sq Ft - 332.49 Sq M
For identification only. Not to scale.
© SquareFoot 2026



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 in April 2026.

Services

Mains electricity | Private water supply & drainage to septic tank | Oil fired central heating |

Flood Risk

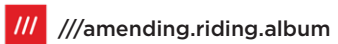
Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

Access

Muiryhaugh is accessed from the main road by a private track.

Directions

Leave the town of Banchory heading south on Dee Street, which becomes the B974. Continue towards the village of Strachan and then turn left remaining on the B974 signposted for 'Fettercairn'. Continue for around 1 mile and the entrance to Muiryhaugh is on the right hand side as indicated by our for sale sign.



Viewings

Strictly by appointment with the Selling Agents.

Health & Safety

Appropriate caution should be always exercised during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

Anti Money Laundering (AML) Regulations

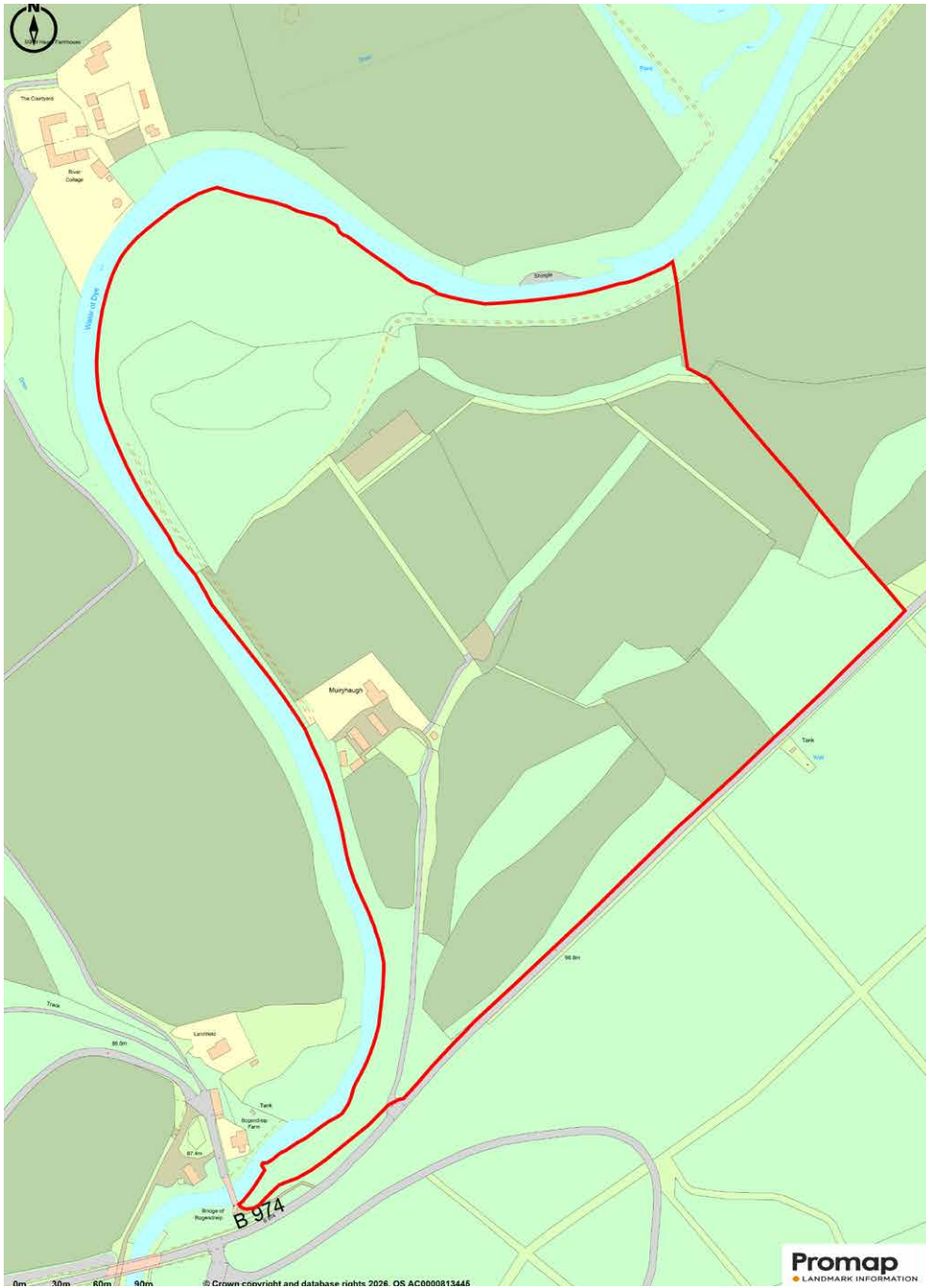
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to 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.













Galbraith