

Burnend Cottage

Forglen | Turriff | Aberdeenshire



Galbraith



Detached 4 bedroom cottage sitting in around 0.95 of an acre in beautiful gardens & an idyllic location overlooking the River Deveron.



Turriff 3 miles | Banff 12 miles | Aberdeen 39 miles

(All distances are approximate)

2 reception rooms. 4 bedrooms

Around 0.95 of an acre

Garage & Beautiful gardens

Stunning River Deveron views

Idyllic countryside location

Galbraith

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Situation

Turriff, only a short drive away, offers a wide range of shopping, business and leisure facilities, together with a sports centre with swimming pool, community centre, cottage hospital, primary and secondary schooling. A regular bus service runs from Turriff to Dyce and Aberdeen city centre and there are also connections to Inverurie, Elgin and Banff.

The northeast of Scotland is renowned for its endless outdoor pursuits. The River Deveron is known for its productive waters creating excellent Salmon & Brown Trout fishing. There are golf courses at Oldmeldrum, Ellon and Turriff, together with famous links courses at Royal Aberdeen, Trump International and Cruden Bay. The nearby coast offers sandy beaches & walks with the stunning Moray coast not too far away, including the popular Pennan, Portsoy & Cullen. Aberdeenshire is steeped in history with both Fyvie Castle & Huntly Castle close by.

Aberdeen and its international airport are within easy reach using the A947, which offers regular flights to London and other UK and European cities. The Aberdeen Western Peripheral Route provides easy travel around Aberdeen with a direct route south reaching both Edinburgh & Glasgow in around 3hours. There are regular train services from Aberdeen, including a sleeper to King's Cross, London. Aberdeen provides all the services of a major city, including business and leisure facilities, theatres and cinemas, restaurants and a wide range of shopping.





Description

Burnend Cottage enjoys an idyllic location in rural Aberdeenshire with an elevated southerly position overlooking the River Deveron. Sat in around 0.95 acre and with beautiful, matured garden grounds, this cottage would make a lovely main family home or equally is perfect as a second home to escape the hustle & bustle of a busy lifestyle. The accommodation has an entrance hall, perfect for taking off muddy boots and jackets, which also provides good storage. Continue through to the main dining room, which in turn leads through to the sitting room with open fire. This is a large spacious room with windows to the south overlooking the River Deveron & a large picture window to the west overlooking the mature garden. The conservatory is accessed from the dining room and allows you to fully capture the idyllic garden grounds and river views, with a door leading out to the patio. The dining kitchen is well equipped with space for a central dining table & chairs, and stairs lead to the upper floor. There is also a door in the kitchen, leading through to the integral garage. Returning to the main entrance hall, continue right and there is the master bedroom. This is an exceptionally spacious & bright room with extensive built in wardrobes & an ensuite shower room of a wet room style. A further spacious double bedroom has a built-in wardrobe and completing the accommodation on the ground floor is the main family bathroom. The stairs in the kitchen lead up to a small landing and two equally sized bedrooms.

The extensive mature garden grounds offer a wonderful outdoor space with rolling grass lawns, sheltered patio area to the west side and colourful mature shrubs & plants flank the private driveway.

Accommodation

Ground Floor: Entrance hall, sitting room, dining room, conservatory & dining kitchen. Master bedroom with ensuite shower room, bedroom 2 and bathroom.

First Floor: Bedroom 3 & Bedroom 4.

Burnend Cottage is sold inclusive of all the furniture & household items that remain at the time of viewing.

Garden Grounds

Burnend Cottage sits in around 0.95 acres, and the garden grounds are mature and beautifully maintained. As you enter the gate from the road, the drive is flanked by colourful mature shrubs and there is plenty parking to the front & side of the house.

Steps lead down to the main rolling grass lawn and a 'ha-ha' dyke boundaries the lower field, to ensure the stunning river views are uninterrupted. To the west side of the house is a sheltered patio area. An idyllic spot to enjoy the impressive setting and views across the River Devron & the surrounding countryside.

Tenure

Freehold

Local Authority

Aberdeenshire Council

Council Tax

Band E

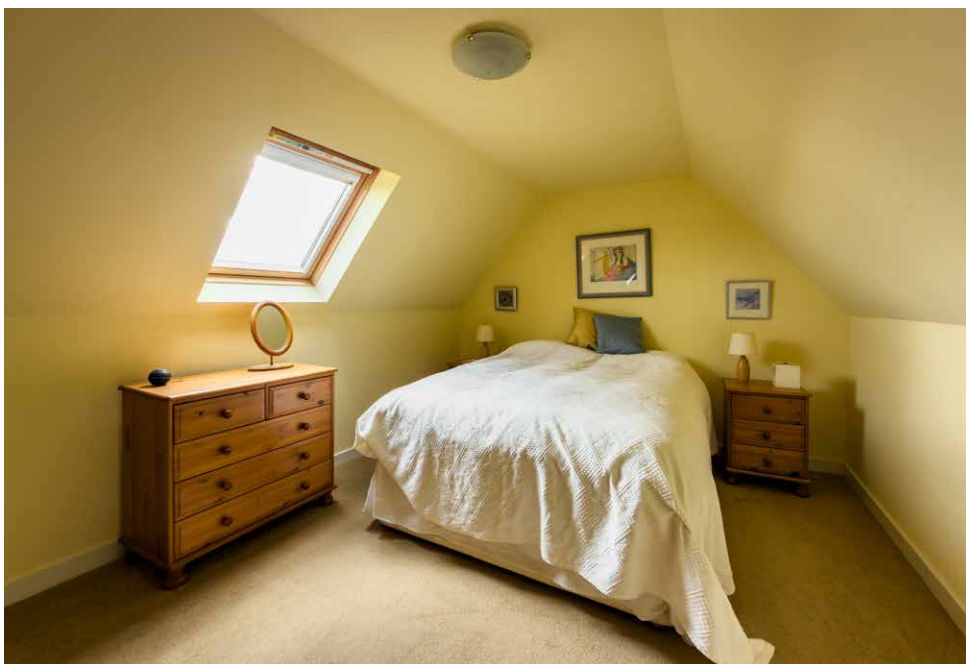
EPC

Band E

Services

Mains Water and Electricity | Septic Tank | Oil Central Heating





Directions

From the town of Turriff continue west on Deveron Street (B9025), over the River Deveron and then turn left signposted for 'Meikle Ribrae & Burnend'. Continue on this road for around 1.3 miles and Burnend Cottage is on the left hand side as indicated by our for sale sign.



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Post Code: AB53 4LB

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 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.

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.

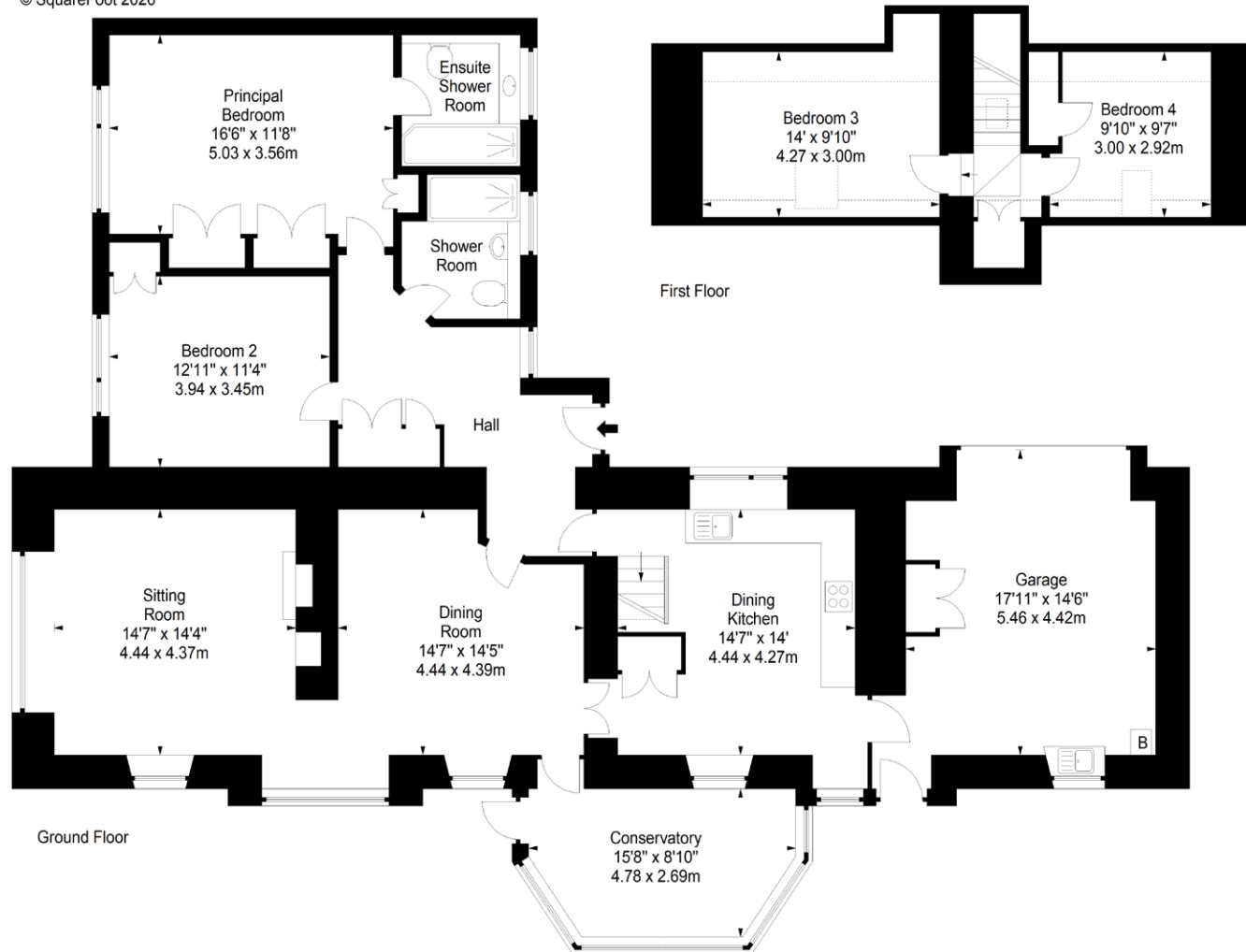
Important Notes

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.

Burnend Cottage,
Forglen,
Turriff,
Aberdeenshire, AB53 4LB



Approx. Gross Internal Area
2222 Sq Ft - 206.42 Sq M
(Including Garage)
For identification only. Not to scale.
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