

**Galbraith**

# **RUACH COTTAGE**

NETHERDALE, TURRIFF, ABERDEENSHIRE



# RUACH COTTAGE NETHERDALE, TURRIFF, ABERDEENSHIRE

A picture-perfect country cottage in an idyllic private location with around 2.75 acres including a grass paddock, woodland and gardens.

Turriff 6.9 miles ■ Huntly 14 miles ■ Banff 12miles

- 1 reception room. 3 bedrooms
- Charming white wall exterior
- Spectacular views
- Full planning for an extension
- 2 acres including woodland
- Versatile usage

**Galbraith**

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SITUATION

Nearby Turriff is a market town situated in north Aberdeenshire, approximately 38 miles northwest of Aberdeen city centre, around 12 miles south-east of Banff, and 9 miles south of MacDuff. The town is served by a local bus service as well as a regular service to and from Aberdeen. The area offers many amenities including a Cottage Hospital/Health Centre, Sports Centre, Golf Course and swimming pool along with Primary and Secondary education. The town centre offers a wide variety of shops including a large supermarket. It is also home to the Turriff Show, the largest Agricultural Show in the North of Scotland.

DESCRIPTION

Ruach Cottage is an idyllically situated traditional single level cottage, with attic rooms dating originally from around 1925. With panoramic country views and is easily accessed via a small unmade track to the gated driveway. The site extends to around 2 acres and includes garden grounds, ample parking, a large paddock and mature woodlands. the location for the cottage is one of peace and tranquillity with stunning views over existing farmland and beyond. The garden grounds for the cottage offer a generous amount of outdoor space and a wealth of opportunities. Ruach Cottage has been enjoyed by many visitors as a holiday home, with the current owners having recently applied to full planning for a large extension if desired. The cottage is stone built with a slate roof and whitewashed exterior. Windows within the property are of secondary glazed timber sash and casement type. The internal joinery finishes are in softwood throughout, and the kitchen has been fitted with wall and base units. Internal doors are of a timber panel type. Currently the cottage benefits from an open fire in the lounge and an oil-fired central heating system with combination boiler. The accommodation comprises of entrance hallway, living room, kitchen, bedroom and a further two bedrooms are located on the upper level. Early viewing is essential to appreciate the potential at Ruach Cottage and its wonderful setting.

PLANNING PERMISSION

The approved planning consent allows a complete transformation of the existing house into a spacious and bright contemporary home. The extended property would have a generous open plan living space benefiting from panoramic views and sunlight from both south and west. There would also be a large family room with views to south and east. There would be four good-sized bedrooms together with four bathroom/ shower rooms with the master bedroom and Bedroom 2 both enjoying idyllic views from the upper floor. There would also be a utility room and adjoining boot room directly accessible from the rear of the property. Planning application – Aberdeenshire Council APP/2024/0936

ACCOMMODATION

Ground floor: Hall, living room, kitchen, bedroom and bathroom.  
First floor: Landing and 2 bedrooms.

GARDEN GROUNDS

The garden grounds surround Ruach Cottage and are mainly set to lawn with fenced borders and a gated gravel driveway. Open views to the countryside and beyond are an attractive feature. To the rear of the cottage a detached stone workshop is located and there is ample parking for several cars. In addition to the immediate garden there are 2 acres of fields laid out as grass along with 0.75 acres of woodland. The garden grounds are equally a haven for wildlife and offer a high degree of privacy.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating		Council Tax	EPC
Private	Mains	Septic Tank	Freehold	Electric	Panel Heating	Band A	G



### POST CODE

AB53 4GW

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/darting.clusters.relished>

### VIEWINGS

Strictly by appointment with the Selling Agents.

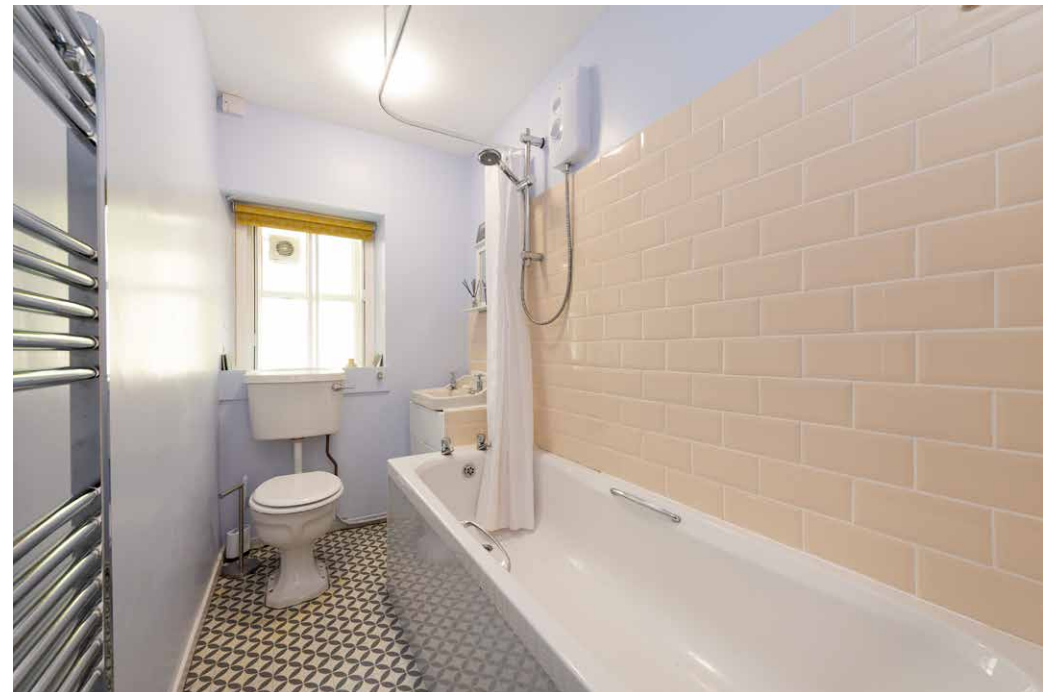
### ANTI MONEY LAUNDERING (AML) REGULATIONS

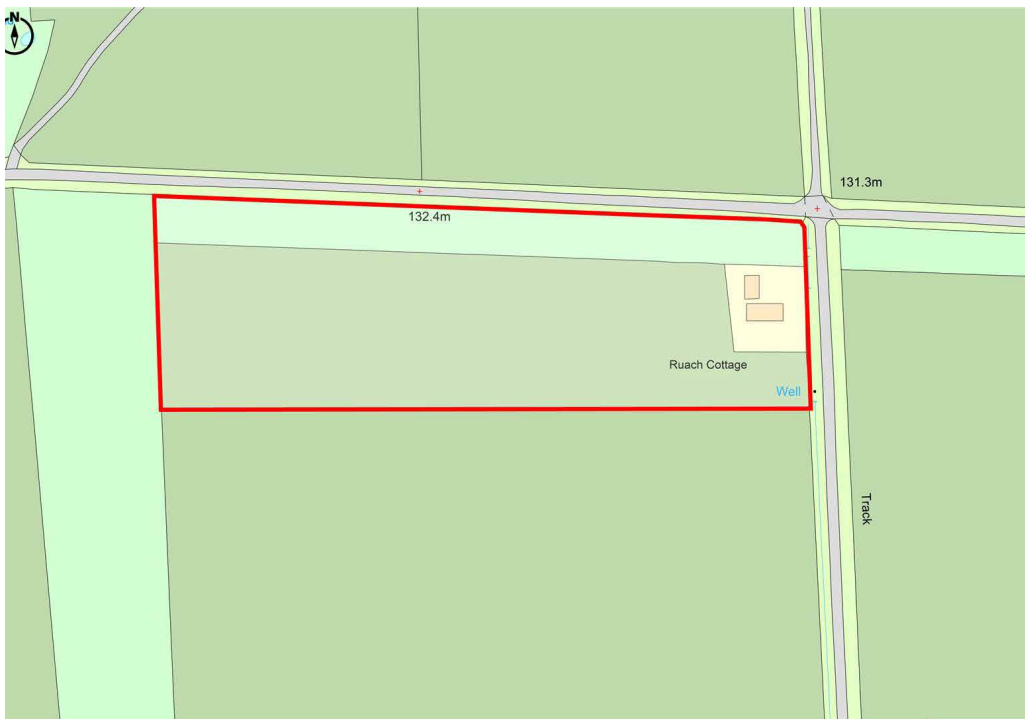
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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

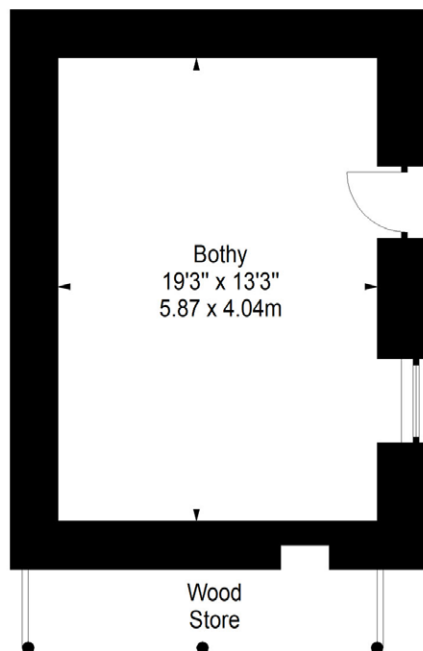
Failure to provide required identification may result in an offer not being considered.

### 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 2025



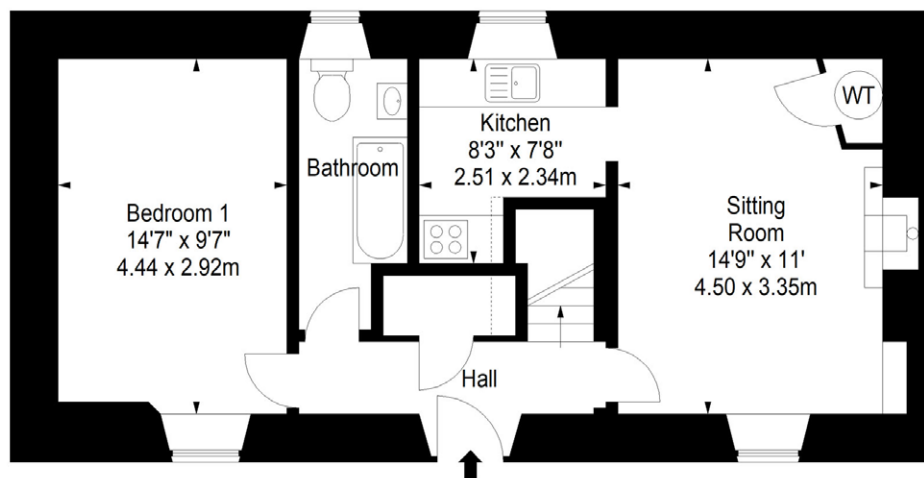




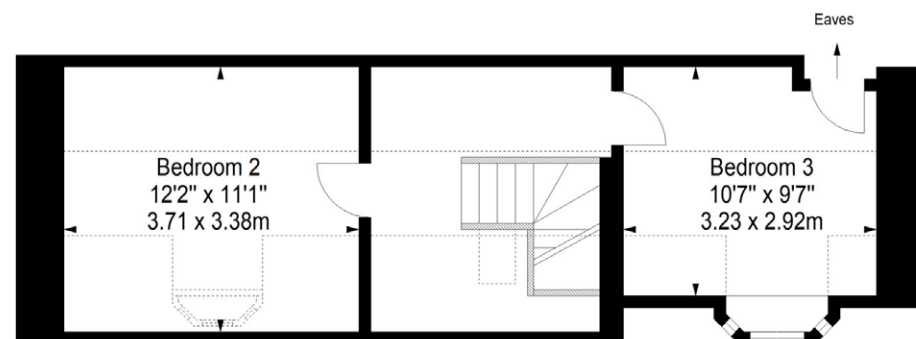
**Ruach Cottage,  
Netherdale,  
Turrieff,  
Aberdeenshire, AB53 4GW**



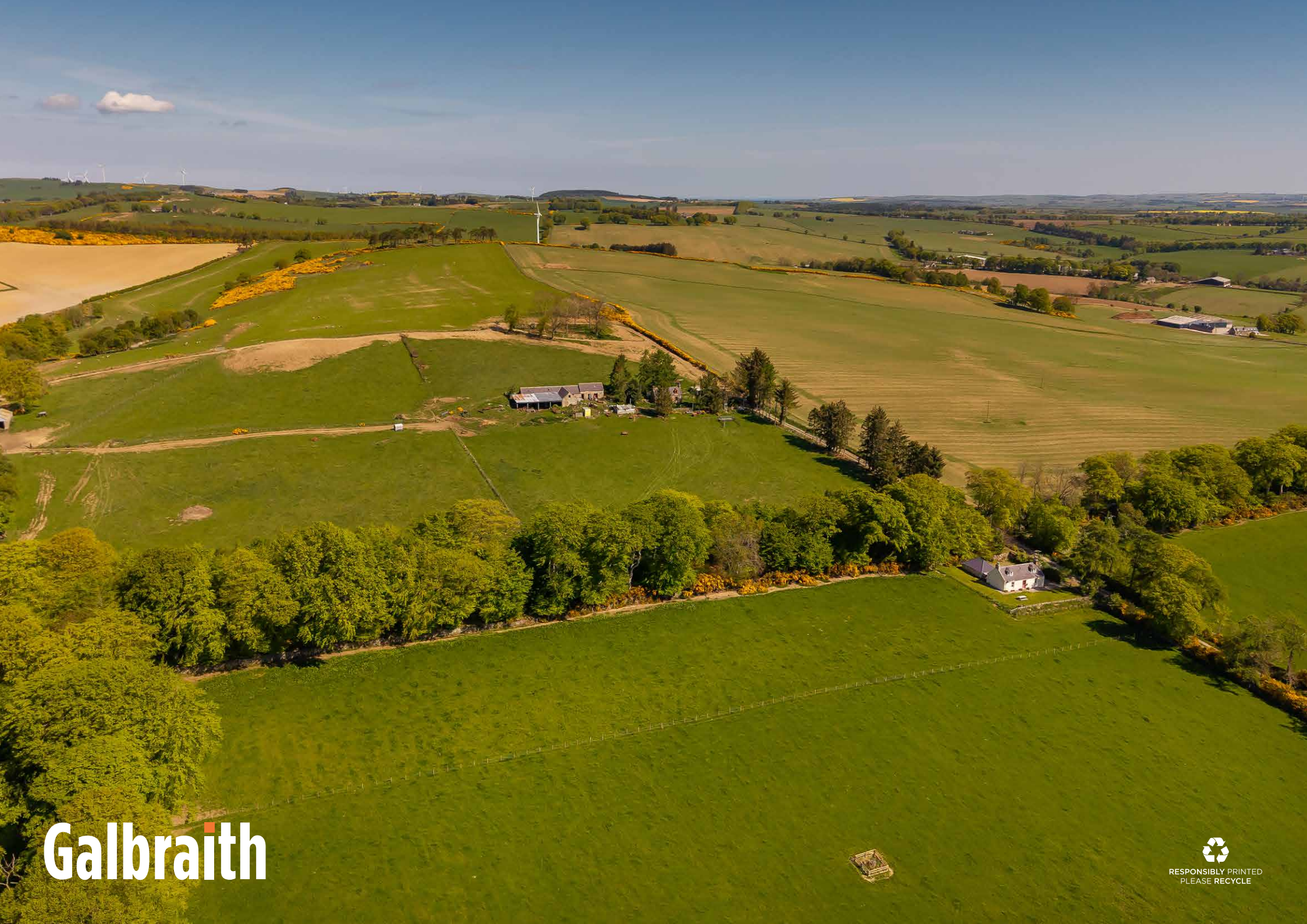
Approx. Gross Internal Area  
868 Sq Ft - 80.64 Sq M  
Bothy & Wood Store  
Approx. Gross Internal Area  
308 Sq Ft - 28.61 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor



**Galbraith**



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