

# Tigh na Coine

Lairshell | Newmachar | Aberdeenshire

**Galbraith**



Impressive family home, with an attached two-bedroom cottage, beautiful countryside location and views. Around 7 acres in total and two detached outbuildings.



Newmachar 2 miles | Inverurie 8 miles | Aberdeen City Centre 12 miles

(All distances are approximate)

Main House - 3 reception rooms. 4 bedrooms

Impressive family home

Semi-detached 2-bedroom cottage

Garden grounds and paddocks

Around 7 acres in total

Two detached outbuildings

# Galbraith

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## Situation

Tigh na Coine is situated on the outskirts of the village of Newmachar, enjoying an idyllic and peaceful stand-alone location in the Aberdeenshire countryside. It is conveniently close to Aberdeen City and offers easy access to the AWPR bypass for commuters heading North or South of the city, as well as Aberdeen Airport and Dyce railway station. Newmachar and Dyce feature good local amenities, including various shops, post offices and pharmacies. Primary schooling is provided by Newmachar Primary School, with secondary schooling available at Dyce Academy. Private schools are also available in Aberdeen. Locally, there is a diverse range of recreational facilities, scenic woodland walks, and excellent golf courses. The Formartine & Buchan Way is nearby. This former railway line connects Dyce to the village of Maud, where it branches into two routes: eastward to Peterhead and northward to Fraserburgh. This pathway offers a picturesque route for walkers, cyclists, and horse riders. The popular town of Inverurie is also just eight miles from the property and has its own wealth of amenities, secondary schooling and supermarkets.

A lively equestrian community exists near Tigh na Coine, just a 15-minute drive from the Cabin Equestrian Centre & Riding Club, Ladyleys Equestrian Centre, Loanhead Equestrian, and Ardmedden Equestrian, which provide training and competitions in all disciplines. Additionally, Tillyoch Equestrian Centre is a 20-minute drive away, and Scotland's top-tier Bogenraith Equestrian, a new state-of-the-art facility, is located within an easy drive from the property. Balmedie Beach, with dedicated horse box parking, is 20 minutes away.





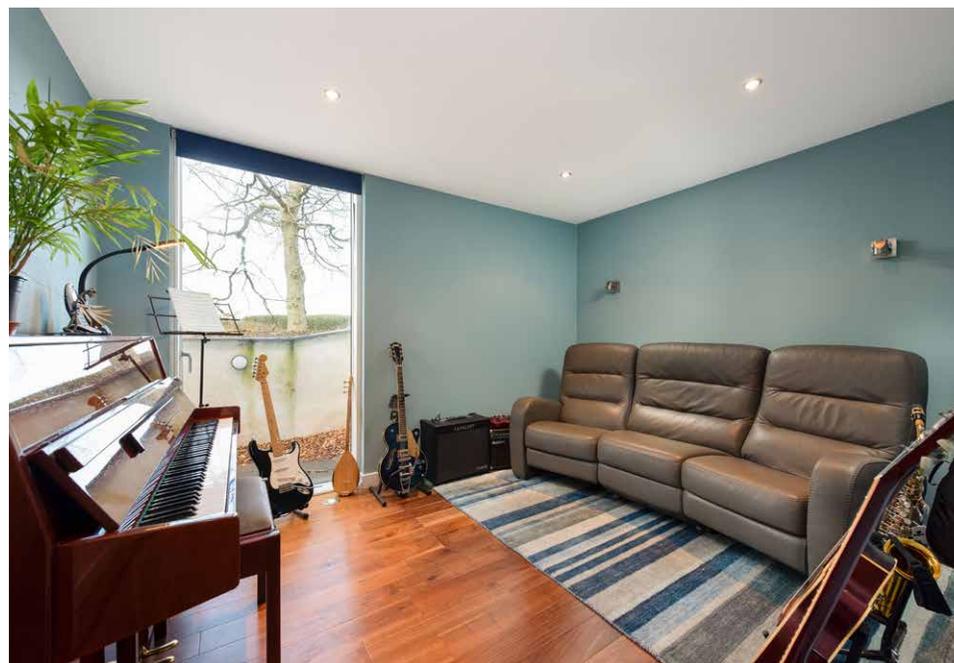
## Description

Tigh na Coine has an idyllic countryside location, lying just on the outskirts of the village of Newmachar. Nearby Dyce offers a wealth of transport links, including easy access to Aberdeen International Airport. The property benefits from stunning open views across the beautiful Aberdeenshire countryside, and there is a true feeling of space and privacy. Originally built around 1900 and converted circa 2000, the main solid stone-built dwelling has been carefully maintained, refurbished, and extended by the current owner over the past 20 years to a high standard. Kennel Cottage, formed from the dwelling in 1995, has recently undergone full refurbishment and provides a modern, ready-to-move-into two-bedroom self-contained home. The name Tigh na Coine, derived from the Gaelic for "House of Dogs," adds a distinctive sense of character and reflects the property's history. Previous owners operated a kennel business from one of the detached outbuildings, and the overall site continues to offer excellent potential for a variety of uses, including lifestyle, equestrian, or smaller commercial opportunities.

Upon entering the main home, an immediate sense of peacefulness descends. Every room has been immaculately designed to offer comfort, while cleverly balancing the need for practicality in a home that provides such an excellent outdoor lifestyle. The main entrance hall offers a spacious and welcoming entry with access leading to both wings of the house. A handily located utility room provides a sink and storage space with a range of storage options. A beautifully presented shower room combines sleek design with high-quality finishes to create a stylish and practical space.

The impressive family dining kitchen is the heart of this family home, fitted with a luxurious kitchen incorporating a range of quality appliances, beautiful worktops, and a striking kitchen island with informal breakfast seating to one end. There is ample space for freestanding furniture, and the room benefits from wall to wall bi-fold doors allowing an abundance of natural light to flood in and provide wonderful views to the garden and countryside beyond. The vaulted ceiling height adds to the wow factor and creates a real sense of light and space. Behind the kitchen there is a practical room that the current owners use to practice musical instruments. This room offers excellent potential for a variety of uses to suit the growing family.

From the main hall, a short staircase leads to a private upper level, where a principal bedroom with its own en-suite shower room is located. Benefiting from a stunning window view, there is ample storage and access to a useful attic room.



The main sitting room enjoys dual-aspect windows capturing the open views, along with a partially glazed door leading to the garden. An exquisitely presented room, the sitting room has generous proportions, with the working fireplace and mantel providing a further focal point. From the lounge, the corridor leads to a spacious study and three further double bedrooms. Bedrooms two and three benefit from a stylish and well-appointed Jack and Jill shower room which has been finished to a high standard, offering both practicality and modern comfort. The room features a fully enclosed shower with attractive mosaic tiling, complemented by a contemporary vanity unit. Completing the accommodation is a well-appointed family bathroom.

The overall standard of décor is fresh and modern, and the use of quality fixtures, fittings, flooring, and carpeting creates a stunning and unique atmosphere throughout.

Kennel cottage has its own self-contained front door access and has been very recently refurbished providing excellent two-bedroom accommodation. The accommodation comprises a lounge with French doors to the garden, two double bedrooms, a modern and new kitchen and bathroom with a utility area.

## Main Accommodation

**Ground Floor:** Entrance Hall, Living Room, 2 Bedrooms with Interconnecting Ensuite Shower Room, Bedroom, Bathroom, Study, Dining Kitchen, Sitting Room, Utility Room, Shower Room.

**First Floor:** Bedroom, Sitting Area/Snug, Ensuite Shower Room.

## Kennel Cottage

**Ground floor:** Entrance Hall, Living Room, Two Bedrooms, Kitchen, Bathroom, Utility Area





## Garden Grounds

Mature garden grounds surround both properties and enjoy idyllic open views across the surrounding countryside and a sheltered patio to the rear of the steading offers a wonderful spot in which to sit and enjoy the views. A haven for wildlife the garden grounds provide a mixture of mature trees and natural planting with areas of lawn. Kennel cottage has its own fully enclosed garden with patio. A gated and fully enclosed stone chip driveway provides ample parking for several cars in front of the main dwelling. High timber fencing separates the steading from Kennel Cottage, and the cottage has its own driveway and parking.

## Land

There are two large fields adjacent to the property and boundaries are defined with fencing.

## Outbuildings

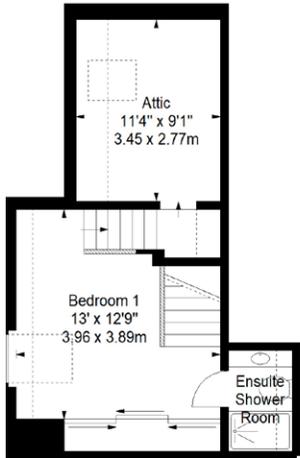
There is a detached outbuilding of steel portal frame construction. Internally, with a solid concrete floor and the walls are unlined. The outbuilding benefits from power and light along with a water supply, an upper level provides further storage/ office space. The second detached outbuilding is of solid concrete block construction, roughcast externally with remaining areas being of timber frame construction, timber weatherboard clad. Internally, the outbuilding has been subdivided to provide various storage areas and has a working kitchen area and was previously used as part of the kennel business. The outbuilding benefits from power and light. There is a water supply.



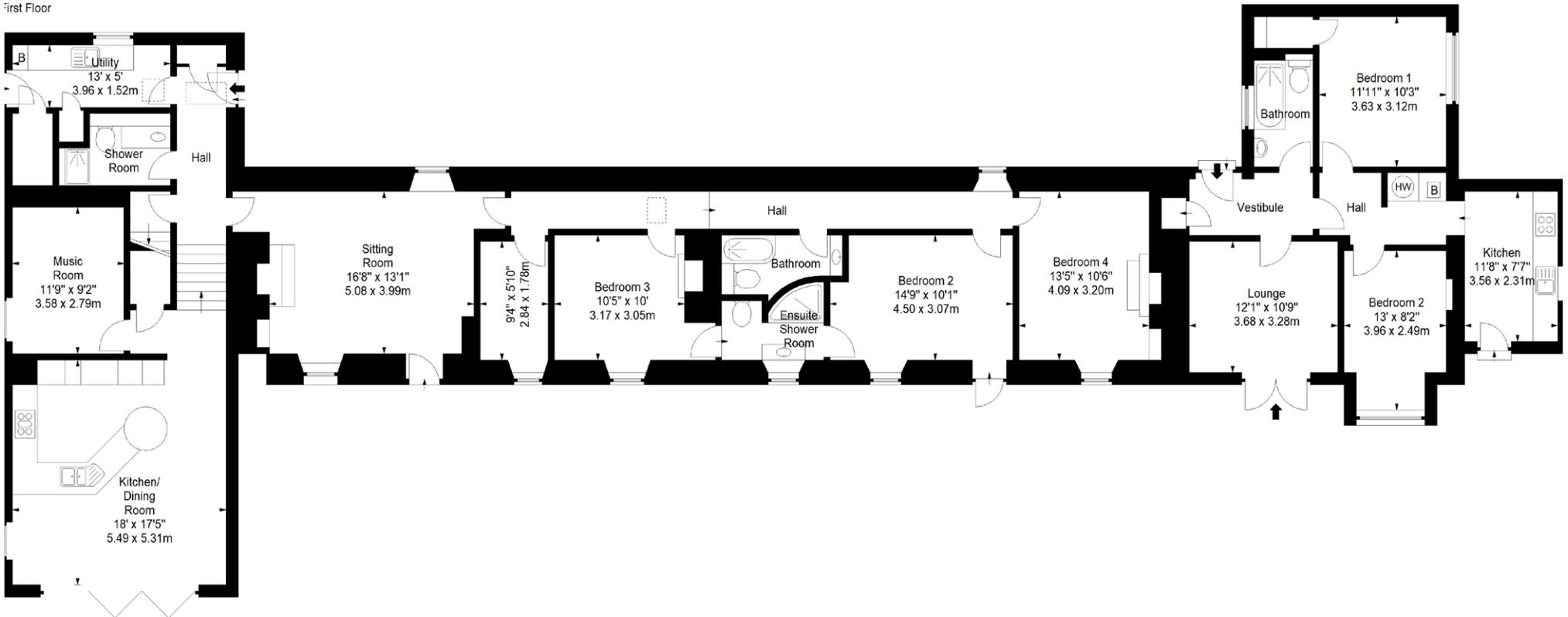
**Tigh Na Coine,  
Lairshill,  
Newmachar,  
Aberdeen,  
Aberdeenshire, AB21 0PX**



Approx. Gross Internal Area  
2115 Sq Ft - 196.48 Sq M  
Cottage  
Approx. Gross Internal Area  
659 Sq Ft - 61.22 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Second Floor

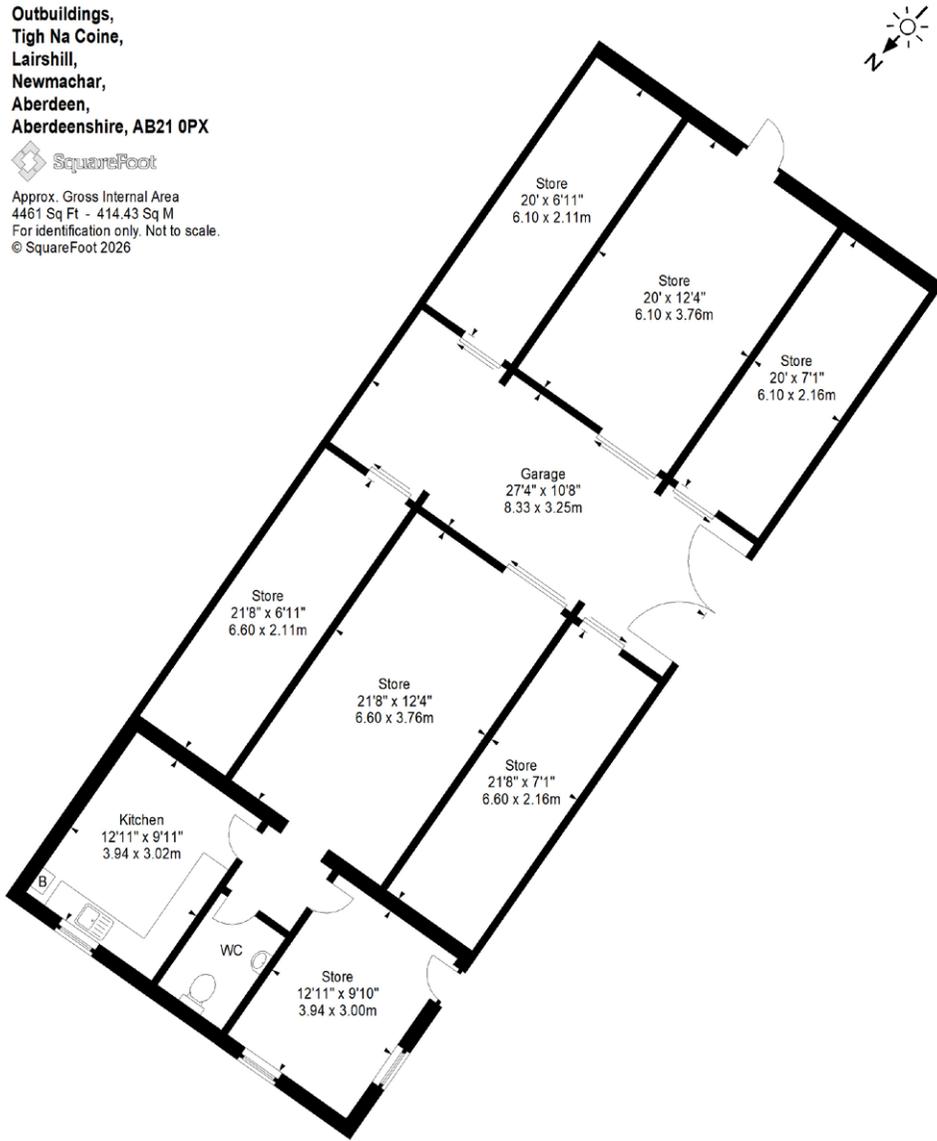


Ground Floor

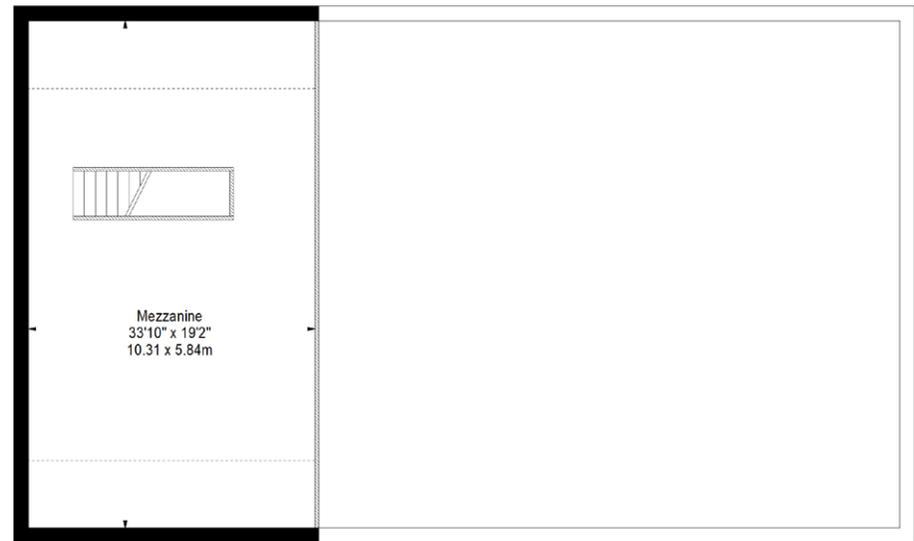
**Outbuildings,  
Tigh Na Coine,  
Lairshill,  
Newmachar,  
Aberdeen,  
Aberdeenshire, AB21 0PX**



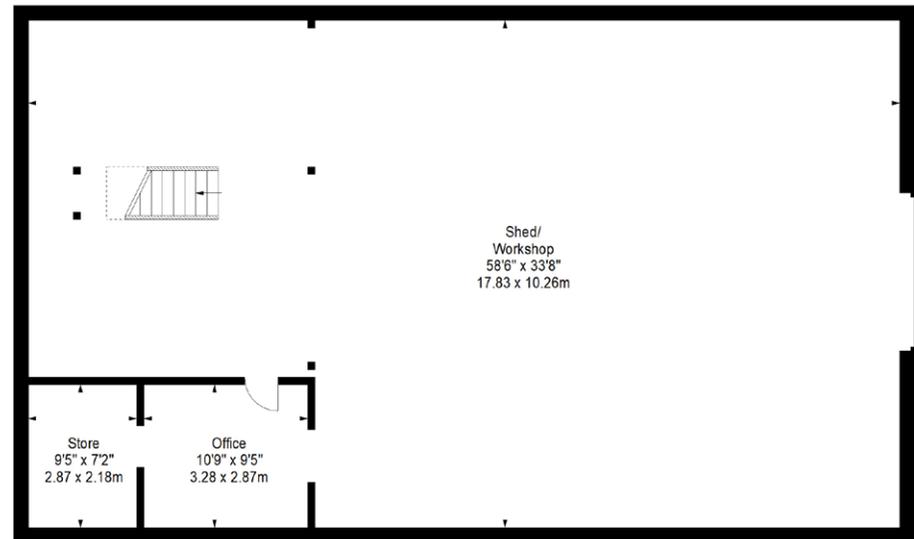
Approx. Gross Internal Area  
4461 Sq Ft - 414.43 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Ground Floor



Mezzanine



Ground Floor

## Property

Tigh na Coine

## Tenure

Freehold

## Council Tax

Band C

## EPC

Band D

## Services

**Tigh na Coine Steading:** Private Water | Mains Electricity | Septic Tank | Oil Heating

**Kennel Cottage:** Private Water | Mains Electricity | Septic Tank | Oil Heating

The main dwelling and Kennel Cottage have separate connections to the mains supply of electricity. Water is supplied from a neighbouring farm, connected to the mains system however with a private supply. The steading is heated by way of oil-fired central heating system with radiators and under floor heating. The cottage has a separate oil-fired central heating system and oil tank. Both the main dwelling and cottage have drainage to exclusive septic tanks located upon the site.

## Directions

From Dyce, head north-west on the A947 (Aberdeen to Banff Road), signposted for Newmachar and Oldmeldrum. Continue on the A947 for approximately 4 miles. On reaching the outskirts of Newmachar turn right (signposted for local roads including Lairshill, depending on exact approach point) follow the minor country road towards Lairshill. Continue for approximately 2 miles, where individual rural properties are accessed via short private drives. The access to Tigh Na Coine is via an unadopted, tree lined no through road.



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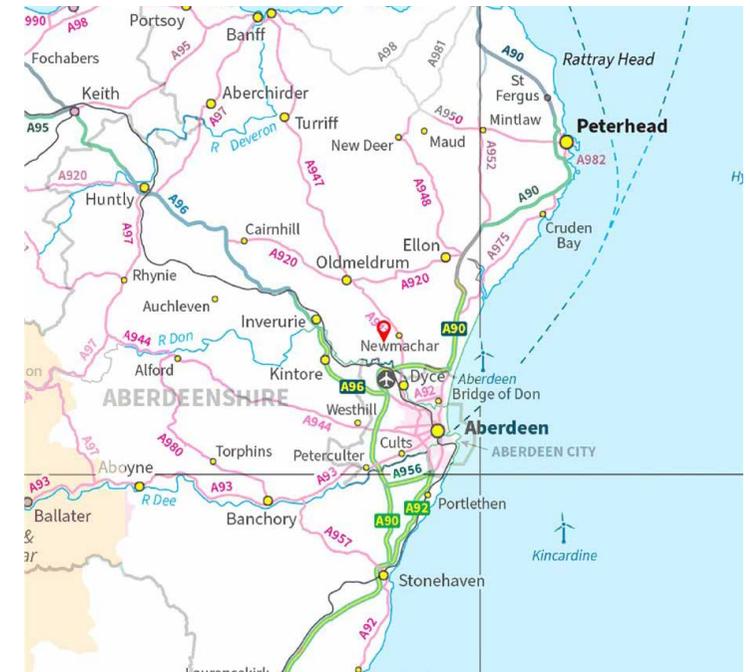


Strictly by appointment with the Selling Agents.

**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 March 2025

**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**