

# Auchinclech, Queenie Brae

Lumsden | Huntly | Aberdeenshire



**Galbraith**



Exceptional detached family home set in around 1 acre of beautiful gardens with breathtaking views, detached triple garage and timber outbuilding.



Alford 9 miles | Huntly 13 Miles | Aberdeen International Airport 31 miles

(All distances are approximate)

3 Reception rooms. 5 Bedrooms. 2 Bathrooms

Immaculate condition throughout

Versatile accommodation over two levels

Beautiful elevated views

Around an acre of garden grounds

Idyllic village location

# Galbraith

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## Situation

Situated in the picturesque village of Lumsden, near Huntly, Auchinclech enjoys an enviable position within the beautiful Upper Donside area of Aberdeenshire. Surrounded by an abundance of natural landscaping and with the Cairngorms National Park within easy reach, the area is renowned for its outstanding natural beauty, outdoor pursuits, and strong sense of community. Lumsden is a thriving rural village with an active community and a range of local amenities including a village hall, shop, post office, garage, petrol station, regular visiting food vendors, primary schooling and a variety of local clubs and events. The village has developed a reputation as a creative and cultural hub within the area. The surrounding countryside offers excellent opportunities for walking, cycling, fishing, skiing, and equestrian pursuits, with the nearby Lecht Ski Centre just some 30 minutes' drive and the wider Cairngorms providing year-round activities. The area is particularly well suited to those seeking an outdoor lifestyle within a peaceful rural setting. The nearby towns of Huntly and Alford provide a wider range of amenities including supermarkets, independent shops, leisure facilities, secondary schooling, and professional services. Huntly also benefits from a mainline railway station offering regular services to Aberdeen and Inverness. Aberdeen is readily accessible and provides extensive shopping, business, and healthcare facilities together with Aberdeen International Airport. The location combines the tranquillity of country living with accessibility to the wider northeast of Scotland, making it an ideal setting for both permanent residence and lifestyle relocation.

## Description

Seldom does the opportunity arise to acquire such a distinctive and architecturally significant country property, set within an outstanding rural location on the edge of the Cairngorms National Park. Occupying an elevated position amidst the beautiful Aberdeenshire countryside near Lumsden and Huntly, Auchinclech enjoys far-reaching panoramic views, whilst offering an exceptional sense of peace, privacy and seclusion.



Dating from around 1937, Auchinclech has been attributed to the Scottish architect Roy Meldrum, with the property recognised within Scottish modern architecture records and listed alongside a sister property located in Aberdeen city. Designed in the distinctive Art Deco style of the late 1930s, the whitewashed exterior displays characteristic features of the period, including clean horizontal lines and flat roof sections, while the interior benefits from an emphasis on natural light. The views from every room perfectly capture the relationship between the interior and the surrounding landscape. Properties of this architectural style are rarely available within North East Scotland, and Auchinclech certainly offers a truly unique home. The accommodation is thoughtfully arranged over two levels and retains a wealth of striking Art Deco design influences throughout, creating a property of considerable character and architectural appeal.

The ground floor is entered via a striking red exterior door, where design elements in keeping with the home's 1930s architecture immediately set the tone for the rest of the interior. The sitting room is particularly impressive, featuring a wraparound picture window. The expansive glazing creates a stunning sense of openness, drawing the landscape into the room whilst beautifully framing the surrounding views. A charming log burner provides a warm and inviting focal point, while to the rear, a generous semi open-plan area offers excellent flexibility for use as a study or reading area.

The spacious dining room provides an ideal setting for both formal entertaining and everyday family living. Returning through the hallway, the well-appointed kitchen is fitted with an extensive range of wall and base units, complemented by ample work surfaces and a large gas range cooker. To the rear, a bright and airy breakfast room enjoys French doors opening directly onto the garden patio, creating an excellent connection between indoor and outdoor living spaces. A practical utility room provides further storage and space for household appliances, together with an exterior door offering convenient access to the driveway.

A superb addition to the ground floor is the extensive family room/bedroom. This versatile space offers ample room for a variety of furniture configurations, and the current owners utilise it as ideal guest living and bedroom accommodation.

The original 1930s architectural character continues seamlessly upstairs, where distinctive geometric detailing, clean lines and expansive windows combine to create a wonderful sense of light and proportion. A striking glass walkway connects the upper-level spaces, serving as a unique architectural feature that enhances both the flow of the home and its visual appeal. The principal bedroom suite enjoys a wonderful sense of privacy and tranquillity, complemented by a walk-in dressing room and a well-appointed en-suite shower room. The first-floor hallway leads to three further bedrooms, all of which are well proportioned and beautifully presented. The family bathroom serves the remaining bedroom accommodation.

In all, Auchinclech is a rare and architecturally significant 1930s Art Deco home in a peaceful rural setting on the edge of the Cairngorms National Park. The property is set within generous, well-maintained gardens that offer privacy and a strong connection to the surrounding countryside, complemented by useful outbuildings providing excellent storage and versatility. Together, the house, grounds and outbuildings create an exceptional country residence combining character, space and seclusion.





## Accommodation

Ground Floor: Entrance vestibule, hall, WC with wash hand basin, Bedroom 5 / Family Room, dining kitchen, lounge, dining room, utility room.

First Floor: Hallway, 3 bedrooms, master bedroom with en suite dressing room and shower room, and family bathroom.

## Garden Grounds

Auchinclech is set within generous garden grounds extending to approximately an acre, providing an attractive outdoor environment with extensive landscaped areas laid mainly to lawn. The grounds afford the property an excellent degree of privacy, whilst a gated stone chip driveway to the front provides convenient access together with ample parking for several vehicles. The property further benefits from an excellent range of outbuildings, including a substantial triple garage formed by two adjoining garage buildings, offering extensive space for storage, workshop use or general storage requirements. Complementing this are 2 timber garden sheds together with an attractive timber log cabin, currently utilised as a home office, providing a versatile and private space ideally suited for home working, studio space or home gym.

## Tenure

Freehold

## Local Authority

Aberdeenshire

## Council Tax

Band F

## EPC

Band E

## Services

Mains electricity and mains water are connected | Private drainage to septic tank  
LPG central heating

## Directions

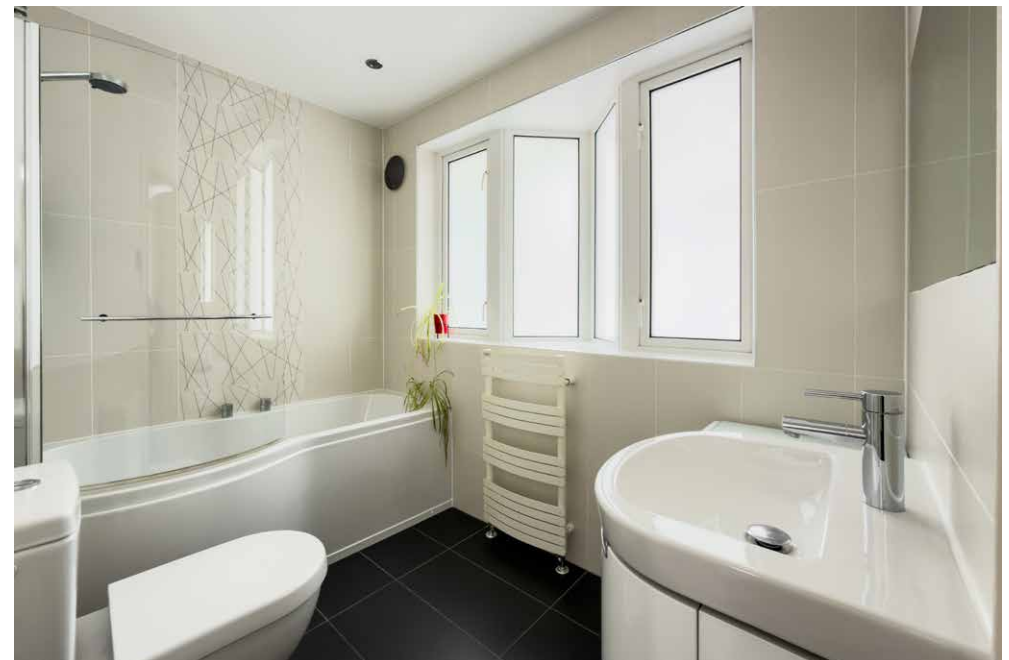
From Huntly, take the A97 southbound towards Rhynie. Continue this road for approximately 8-10 miles, passing Rhynie and onto Lumsden. As you approach Lumsden, follow signs into the village, then continue through the main street and Queenie Brae is on the right-hand side. The property is located a few houses down on the right-hand side.

 [voucher.swordfish.divisible](https://voucher.swordfish.divisible)

 Post Code: AB54 4JT

## Viewings

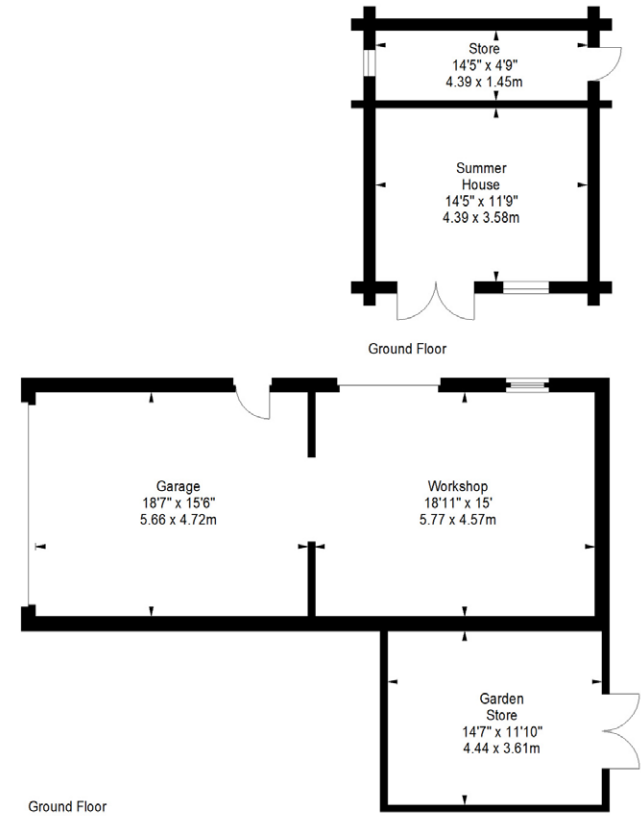
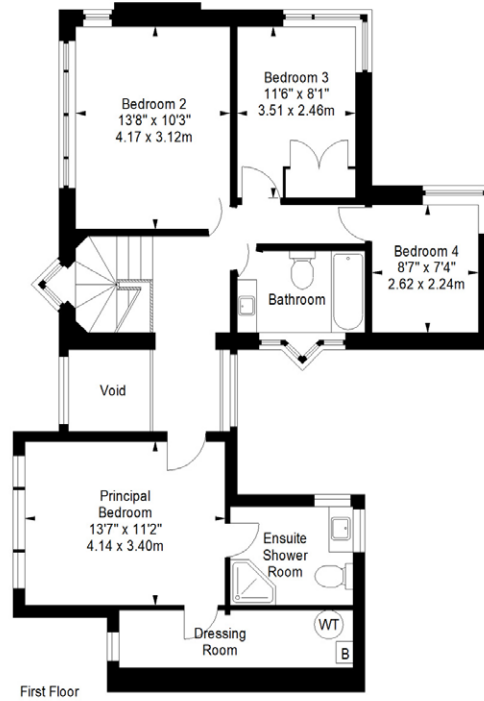
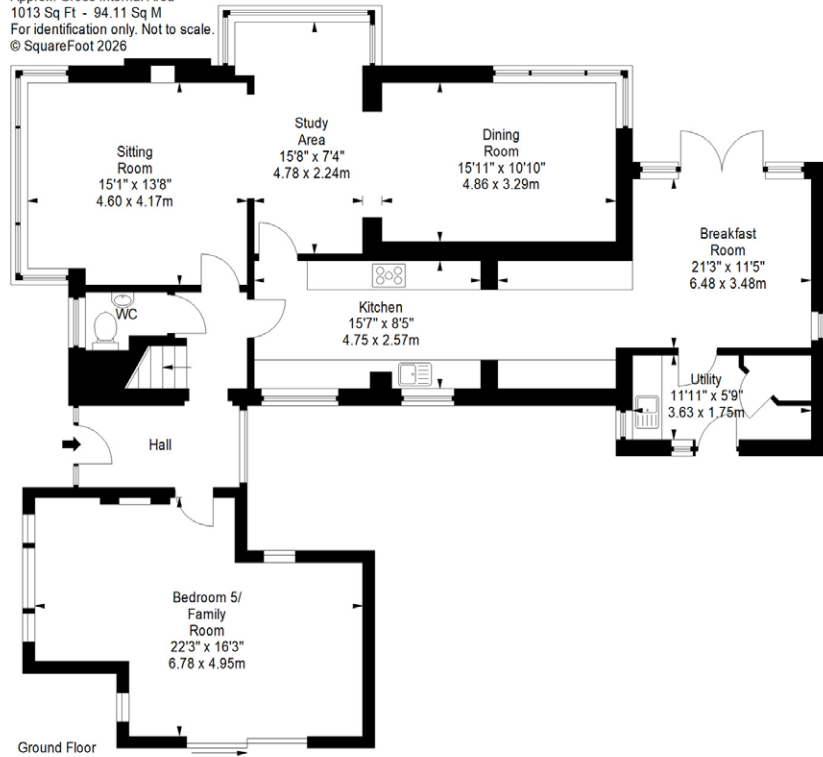
Strictly by appointment with the Selling Agents.



**Auchinclech,  
Lumsden,  
Huntly,  
Aberdeenshire, AB64 4JT**

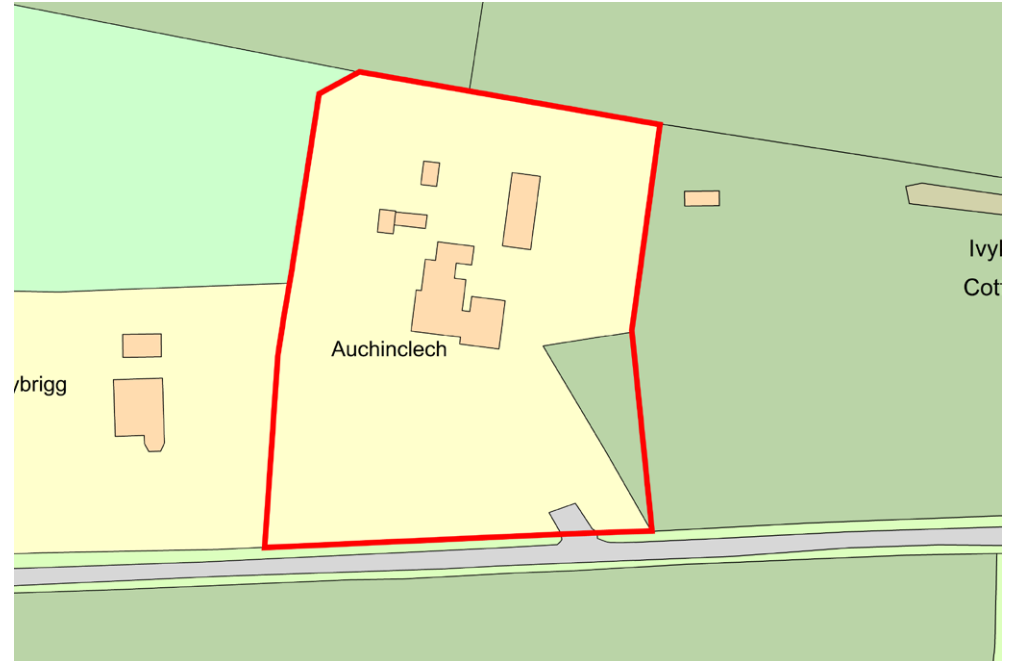


Approx. Gross Internal Area  
2229 Sq Ft - 207.07 Sq M  
Out Buildings  
Approx. Gross Internal Area  
1013 Sq Ft - 94.11 Sq M  
For identification only. Not to scale.  
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**Anti Money Laundering (AML) Regulations** Please note that under the 2017 AML 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 May 2026





**Galbraith**