

Mill Stream Cottage

32 Knockhall Road | Newburgh | Ellon | AB41 6BJ



Galbraith



Charming 1 bedroom cottage in the heart of the coastal village of Newburgh



Ellon 5 miles | Aberdeen 13 miles | Aberdeen Airport 8 miles

(All distances are approximate)

1 reception room. 1 bedroom.

Bright & welcoming accommodation

Well-appointed kitchen and stylish bathroom

Peaceful village location

Walking distance to Newburgh beach and the Forvie National Nature Reserve

Galbraith

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Situation

Newburgh is a very popular and picturesque coastal village, well situated for easy commuting to Bridge of Don, Ellon, Aberdeen and Dyce as well Aberdeen International Airport which is a mere 20 minute drive away. The area is well served by local recreational facilities including an 18 hole golf course and clubhouse, salmon and sea trout fishing on the River Ythan, coastal walks and the Forvie Sands, a designated nature conservation area with long sandy beaches and large colonies of seals. Primary and nursery schooling is provided at the highly regarded Newburgh Mathers School, which is located in the village, while a modern Academy is available for secondary school education in Ellon. Newburgh also has a church, hotel, convenience stores, and coffee shop and offers a regular bus service to Aberdeen. The AWPR (Aberdeen Western Peripheral Route) gives accessibility to both the North & South of Aberdeen.

Description

Mill Stream Cottage, is a charming single-storey whitewashed cottage dating back to circa 1900, offering a rare mix of period character and fully modernised living. The property has been comprehensively upgraded by the current owners and now presents bright, stylish and immaculately presented accommodation throughout, finished in a fresh neutral décor that enhances light and space. The accommodation is well laid out and ideally suited to a range of purchasers, including first-time buyers, downsizers, or those seeking a peaceful coastal retreat. The living space is bright and welcoming with a modern, airy feel, a particular feature is the wood burning stove. The kitchen is beautiful and fitted with a range of modern wall and base mounted units with contrasting worktops and tiling. The double bedroom is comfortable and well-proportioned, while the bathroom has been tastefully upgraded to a modern standard. Located within the village of Newburgh, the cottage enjoys a welcoming community atmosphere with a strong sense of local identity.



Mill Stream Cottage sits comfortably within this friendly village environment, offering a rare opportunity to enjoy a character home in a well-connected yet peaceful location. The combination of modern living, attractive outdoor space, and strong community surroundings makes this a highly desirable property. Early viewing is strongly recommended to fully appreciate the charm, quality, and setting of this unique home.

Accommodation

Ground floor:- Entrance vestibule, living room, kitchen, bedroom, bathroom with WC.

Garden

Externally, the cottage sits within attractive garden grounds a small area of lawn has been combined with decorative stone chippings. The cottage is enclosed by traditional stone wall boundaries, providing a sense of privacy and character. A particularly charming feature is the stream running along the side of the property, creating a tranquil and picturesque setting and giving the cottage its distinctive name, Mill Stream Cottage. The property also benefits from off-street parking, together with a timber shed.

Tenure

Freehold

Local Authority

Aberdeenshire

Council Tax

Band C

EPC

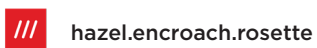
Band D

Services

Mains electricity and water are connected | Mains Drainage | Gas- fired central heating

Directions

On entering Newburgh from the A90, follow the signs into the village and continue along Main Street. Proceed through the centre of the village, Knockhall Road is located off Main Street. Turn onto Knockhall Road and continue along this road, where the property will be found on the left hand side.



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Post Code: AB41 6BJ

Viewings

Strictly by appointment with the Selling Agents.

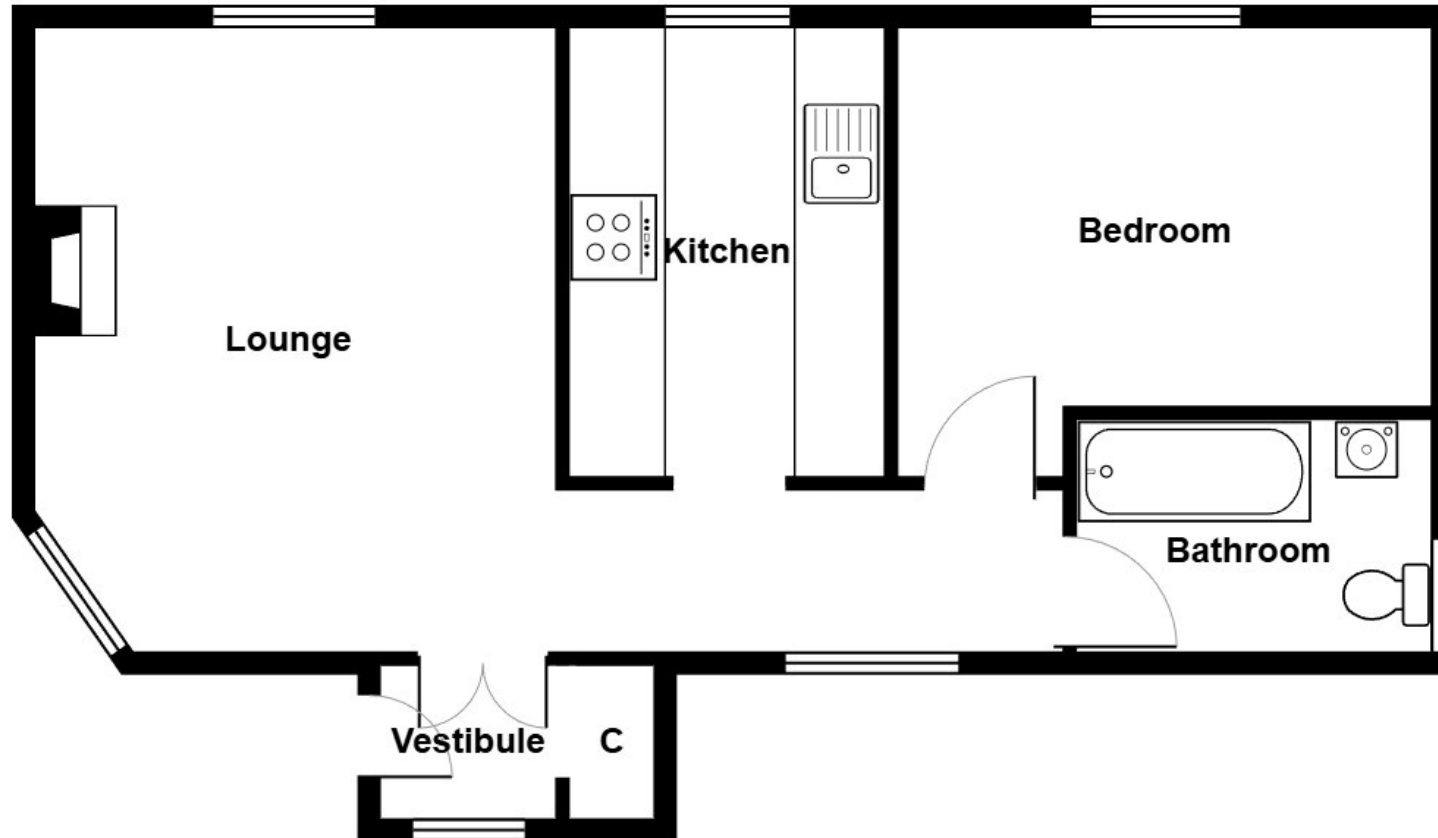
Anti Money Laundering (AML) Regulations

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.





32 Knockhall Road



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 January 2026





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