



Galbraith

# REDHILL CROFT

ROTHIENORMAN, INVERURIE, ABERDEENSHIRE, AB51 8YX







# REDHILL CROFT, ROTHIENORMAN, INVERURIE, ABERDEENSHIRE, AB51

Four-bedroom detached home offering rural tranquillity, organic living, and exciting development potential

Rothienorman 3.7 miles ■ Inverurie 14 miles ■ Aberdeen Airport 25 miles

- 2 reception rooms. 4 bedrooms 2 Bathrooms
- Set within around 3 acres of organic grounds
- Spacious living areas including sun lounge and wood-burning stove
- Richly planted with heritage fruit trees, berries
- Derelict croft house & steading building
- 14 miles from Inverurie and local amenities

**Galbraith**

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## SITUATION

Redhill Croft is located withing a beautiful country location, which is ideal for walking, cycling, fishing and with an abundance of golf and sports activities including Inverurie golf club. Castle and Whisky Trails are within easy reach and the largest livestock auction mart in Europe is only a short distance away. The very popular town of Inverurie is a short drive away offering a wide selection of shops, bars, coffee shops, restaurants and Inverurie train station. The property is located for excellent primary and secondary schooling and nearby Inverurie provides an excellent health centre, hospital, swimming pool and community centre. Aberdeen City is some 26 miles, and provides all the leisure, recreational and entertainment facilities expected from the city centre. It also provides good transport links with a mainline railway station and is host to an airport providing both domestic and international flights.

## DESCRIPTION

Set in the heart of the Aberdeenshire countryside, just north of the village of Rothienorman, Redhill Croft is a beautifully maintained detached home that offers a rare opportunity to enjoy a peaceful, self-sufficient lifestyle surrounded by nature. The property sits within around 3 acres of private land and benefits from complete seclusion while still being within easy reach of the village of Rothienorman and the larger town of Inverurie, which lies just fourteen miles to the south.

Originally built around thirty years ago, the home offers spacious and flexible accommodation across two levels. On the ground floor, a welcoming entrance vestibule leads into a generous living room, where a cosy wood-burning stove creates a warm, inviting atmosphere. The heart of the home is the family-sized dining kitchen, which features a range of wall and base units topped with granite work surfaces and incorporates a composite sink. Adjacent to the kitchen is a practical utility room with additional storage and access to the outdoors. The living space flows naturally into the superb sun lounge, perfect for relaxing in the evening light, with French doors opening onto a raised deck that offers expansive views across the grounds.

The ground floor also hosts the master bedroom, complete with its own en-suite shower room, offering privacy and comfort. Two further double bedrooms, both with built-in wardrobes, and a well-appointed family bathroom complete the ground floor. Upstairs, a landing space currently serves as a versatile home office or study area and leads to a spacious fourth double bedroom, ideal for guests or additional family use.

Adding to the unique appeal of Redhill Croft is the presence of a derelict croft house located on the southern edge of the site. There is also a traditional steading outbuilding, offering further storage or development potential.

Located in a mixed residential and agricultural area, the property enjoys the benefits of rural life while maintaining practical connections to modern amenities. The surrounding views are unspoiled, and the environment remains peaceful and private.

Redhill Croft is far more than just a house it is a lifestyle opportunity for those seeking space, sustainability, and a deeper connection to nature. With its generous accommodation, rich organic grounds, and the potential for future development, this property offers a truly unique proposition in one of Aberdeenshire's most idyllic rural settings.









ACCOMMODATION

Ground floor - Entrance vestibule, living room, sun lounge, dining kitchen, utility room, bedroom 1 with en suite shower room, 2 bedrooms and bathroom with WC.

First floor - Bedroom and landing.

GARDEN GROUNDS

Externally, the home benefits from a private driveway providing ample parking and access to an integral double garage. The grounds themselves are a standout feature, reflecting the current owner's commitment to organic and sustainable living. The land has remained completely free from chemicals and artificial fertilisers for the past four years, enriched only by woodchip and comfrey. A large 4-metre by 12-metre Polycrub, manufactured in Shetland, provides an ideal environment for year-round vegetable cultivation. Nearby, there is a sizeable vegetable growing plot with raised beds, alongside a potential pasture area suitable for small-scale livestock or further planting.

A diverse range of trees and edible plants have been introduced across the grounds, including heritage Scottish apple trees, plum, cherry, sea buckthorn, junberry, and hazel. Berries such as raspberries, blackcurrants, gooseberries, strawberries, and blueberries flourish throughout, alongside perennial vegetables like Daubenton kale. The land is bordered by thoughtfully planted hedgerows of hawthorn, elderflower, blackthorn, field maple, dogwood, and gorse, with a Rosa canina hedge and naturally established wild cherry and Scots pine adding to the site's biodiversity. Wildlife has been actively encouraged, creating a rich and balanced ecosystem within the garden.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Private	Mains	Septic tank	Freehold	Wood pellet boiler	Band F	D

POST CODE

AB51 8YX

WHAT3WORDS

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

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

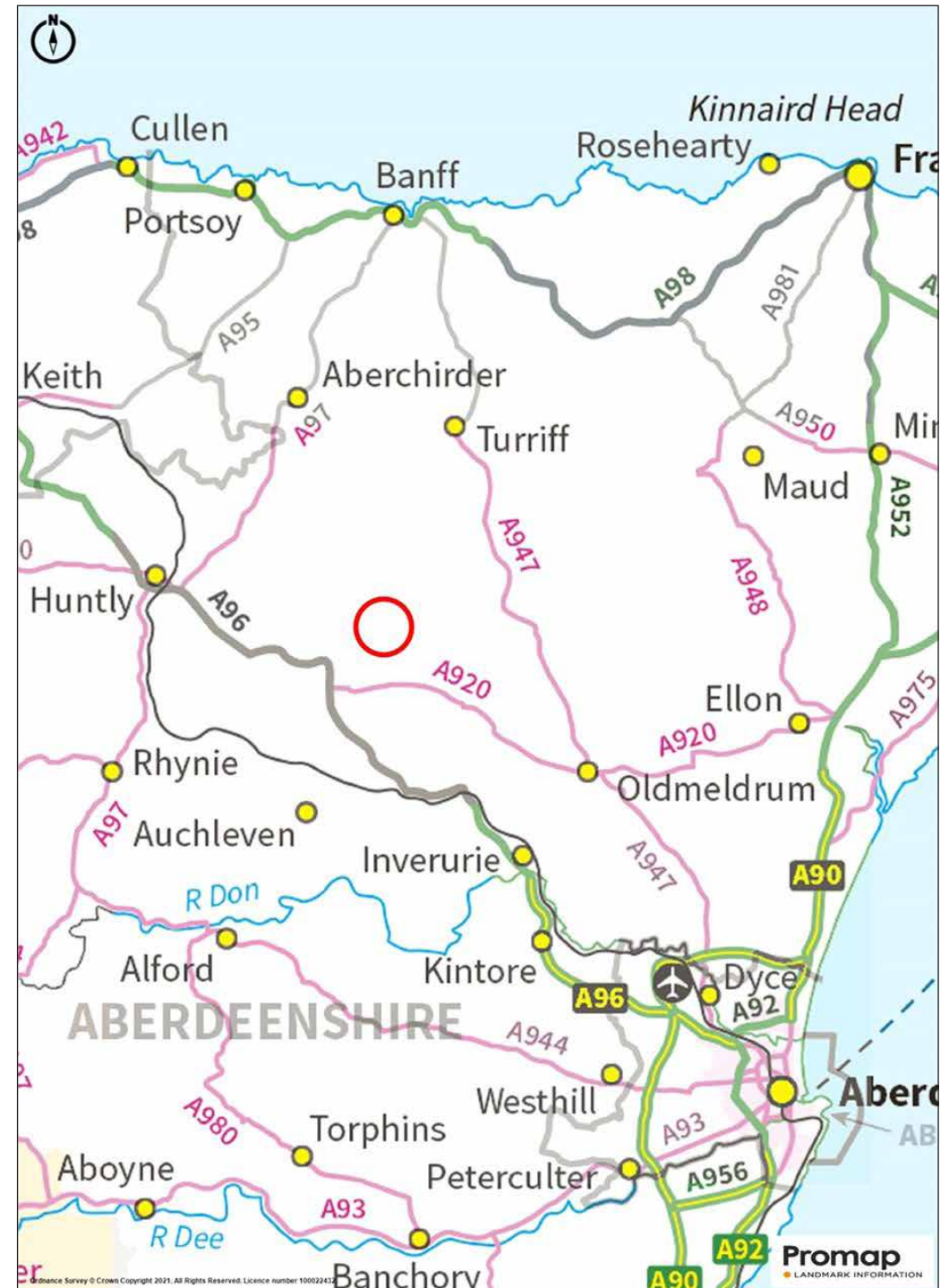
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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



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 August 2025









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