



DISTILLERY COTTAGE

39 KING STREET, OLDMELDRUM, ABERDEENSHIRE



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Detached 3 bedroom traditional cottage in around 0.35 of an acre. Charming village location.

Inverurie 5 miles ■ Newmachar 7.5 miles ■ Aberdeen City 19 miles

- 1 reception room. 3 bedrooms
- Traditional detached cottage
- Around 0.35 of an acre
- Extensive garden grounds
- Popular village location

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com



SITUATION

The village of Oldmeldrum offers a wide range of facilities including a primary school, secondary school - Meldrum Academy and library. Old Meldrum has a selection of shops and other amenities, with additional facilities being available nearby in Inverurie. The major industrial sites of Aberdeen and Dyce are within easy commuting distance.

DESCRIPTION

Tucked away in the historic village of Oldmeldrum, Distillery Cottage is a charming, traditional detached home set within the conservation area. The property sits on approximately 0.35 acres, offering exceptionally generous garden grounds with excellent scope to create an exciting outdoor space. The accommodation comprises an entrance hall, a sitting room with open fire and a spacious dining kitchen enjoying aspects to both the front and rear. The ground floor bedroom is generous in size and benefits from built in wardrobes, while a useful storage room is located beneath the staircase. The bathroom is fitted with a three piece suite with overhead shower. Upstairs, there are two equally spacious double bedrooms, both with built in storage. While work is required to address a structural issue, upon completion Distillery Cottage will become a superb, spacious detached cottage set within expansive garden grounds in a popular historic village.

ACCOMMODATION

Ground Floor: Entrance hall, sitting room, dining kitchen, bathroom & bedroom 1.

First Floor: Bedroom 2 & Bedroom 3.



GARDEN GROUNDS

Distillery Cottage sits in around 0.35 of an acre. The ground is mainly laid to lawn with a concrete patio to the west side of the property. Given the size of the grounds, there is excellent scope to create an exciting garden.

IMPORTANT ADDITIONAL INFORMATION

Please ensure you read the home report in full along with the structural engineer’s report completed on the 27th of October 2025. We understand the subjects will not form suitable security for normal mortgage purposes. The home report and structural engineers report is available on our Galbraith website under the property details.

The property is sold as seen and no warranties will be given regarding the services or any other matter relating to the property.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Mains	Freehold	Gas	Band D	Band D

DIRECTIONS

King Street runs through the very heart of the town. Heading up King Street in a Northerly direction, turn left just before Glen Garioch Distillery. Continue for a short distance and the property is on the left-hand side.

POST CODE

AB51 0EQ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///passenger.detail.stand

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

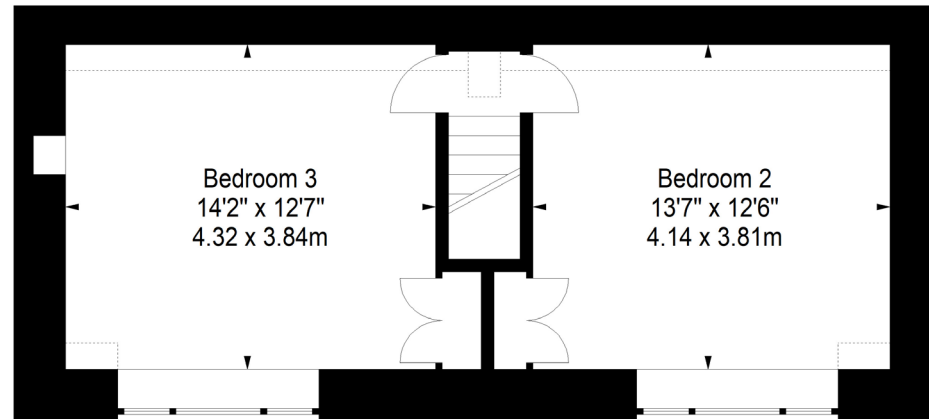
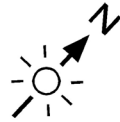
Failure to provide required identification may result in an offer not being considered.



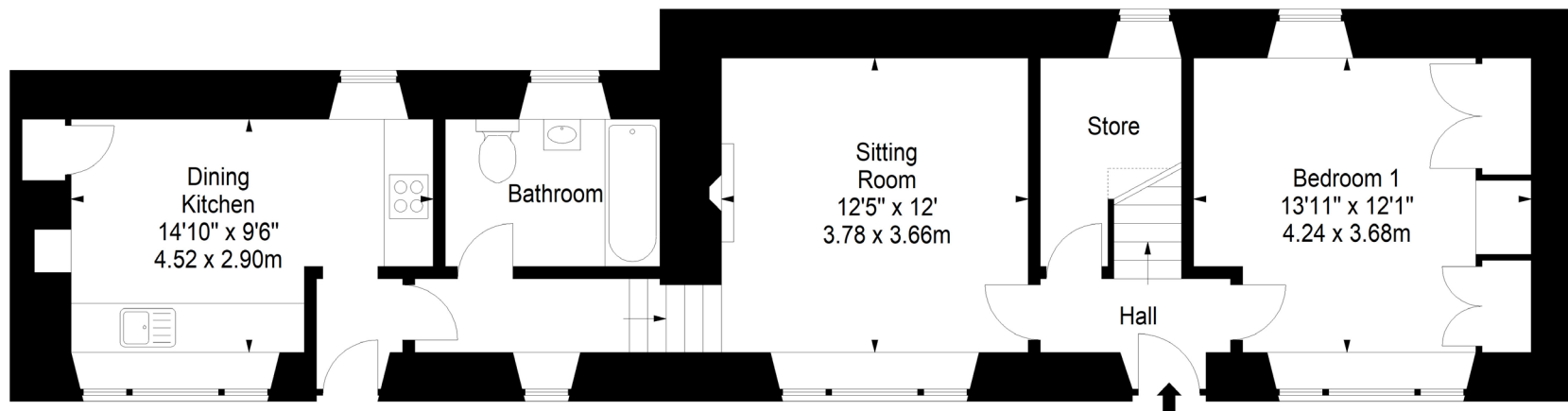
**Distillery Cottage,
King Street,
Oldmeldrum Inverurie,
Aberdeenshire, AB51 0EQ**



Approx. Gross Internal Area
1063 Sq Ft - 98.75 Sq M
For identification only. Not to scale.
© SquareFoot 2026



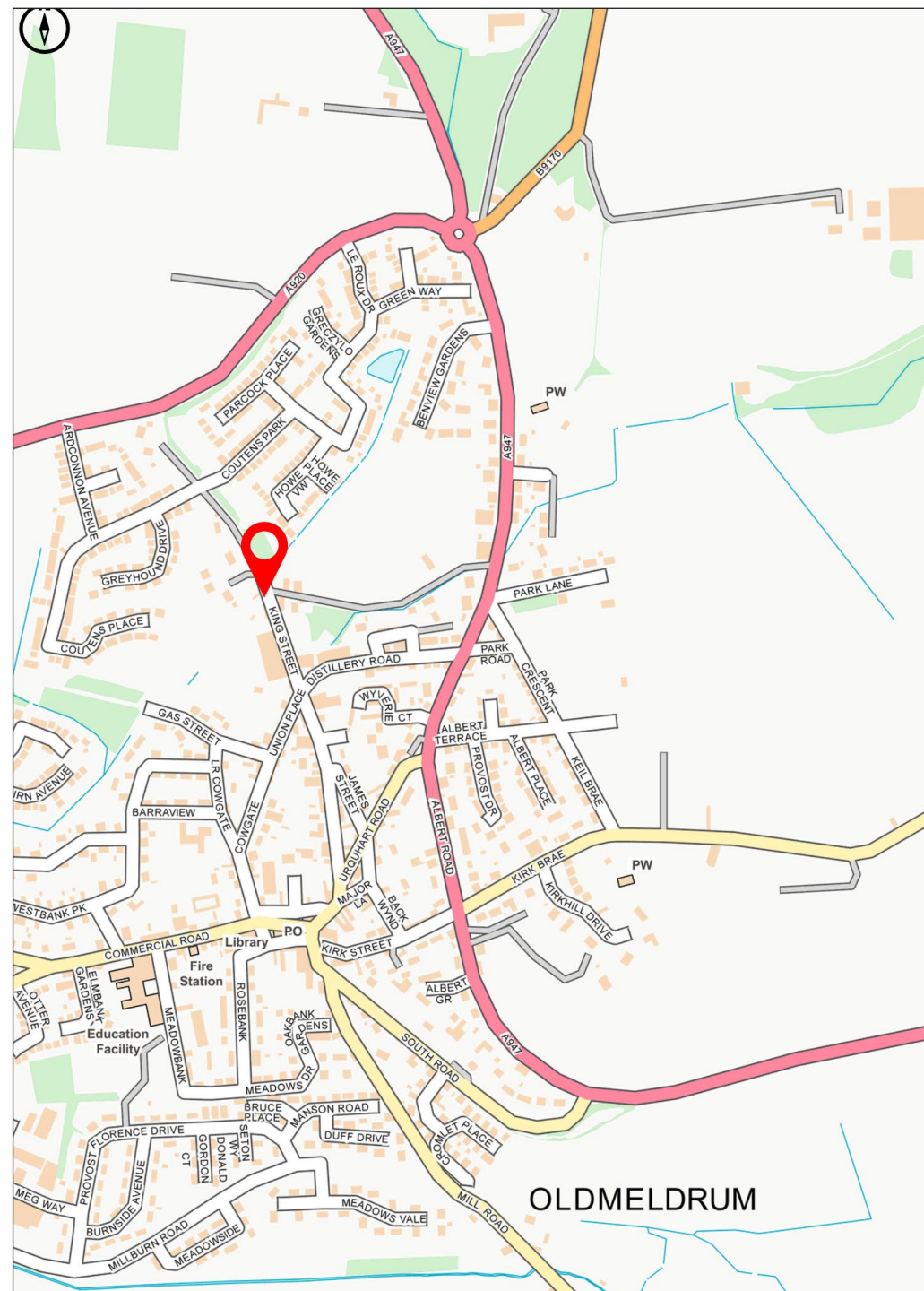
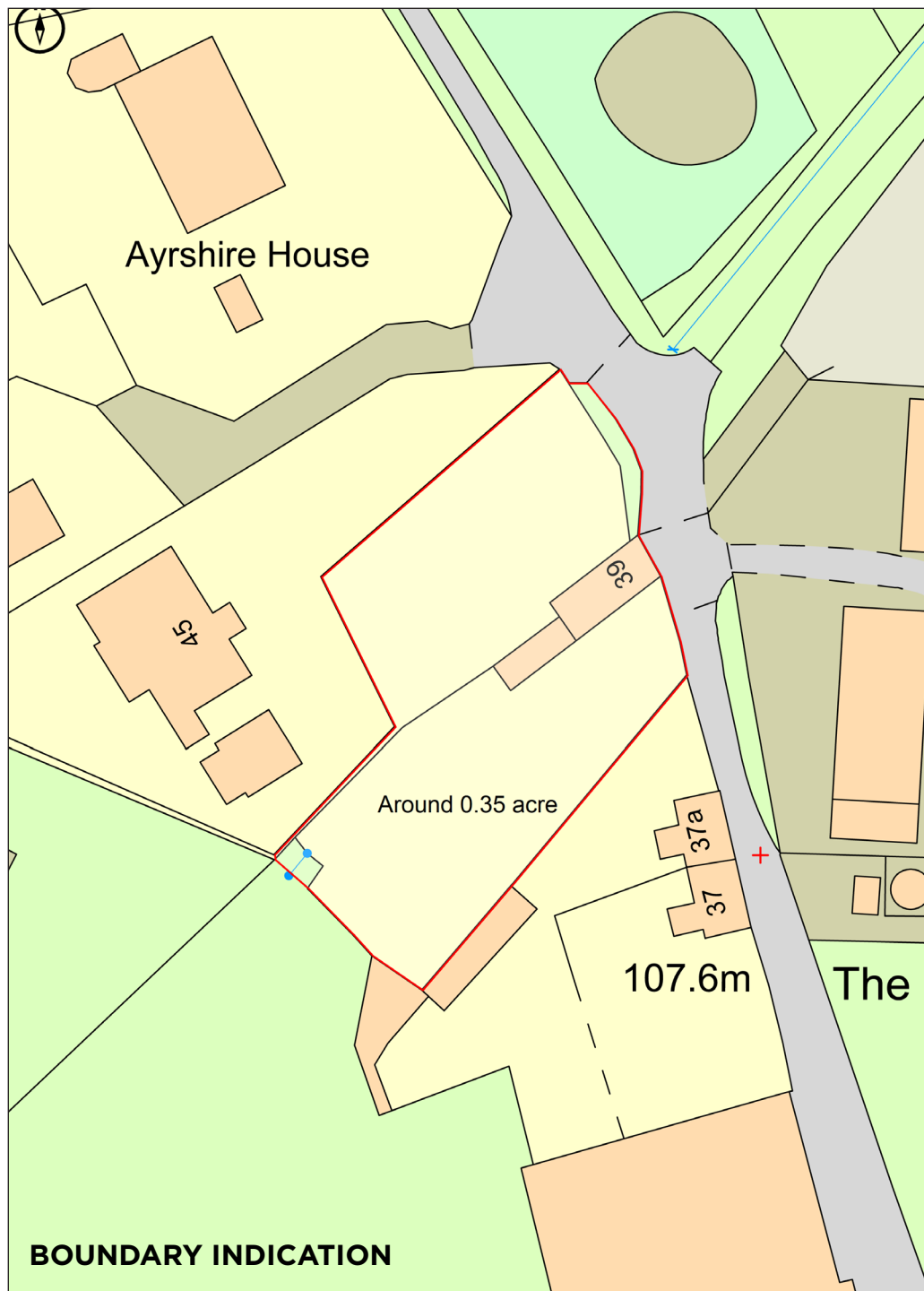
First Floor



Ground Floor

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 January 2026.



An aerial photograph of the Galbraith estate, showing a large residential development with many houses, a central green space, and a large industrial building complex in the foreground. A white sign with blue text is placed over the middle of the estate.

Galbraith
For Sale

Galbraith



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