

# Moss-Side Cottage Of Coullie

Blairdaff | Inverurie | Aberdeenshire



**Galbraith**



Charming Grade C listed detached 3 bedroom cottage dating back to 1891.  
Sat in around 0.33 of an acre in mature gardens and with open views.



Kemnay 3 miles | Inverurie 7 miles | Aberdeen City 18 miles

(All distances are approximate)

1 public room. 3 bedrooms.

Modern fitted kitchen

Around 0.33 of an acre

Mature garden grounds & garage

Popular countryside location

Excellent potential

# Galbraith

337 North Deeside Road | Cults | Aberdeen | AB15 9SP  
T: 01224 860 710 | E: aberdeen@galbraithgroup.com

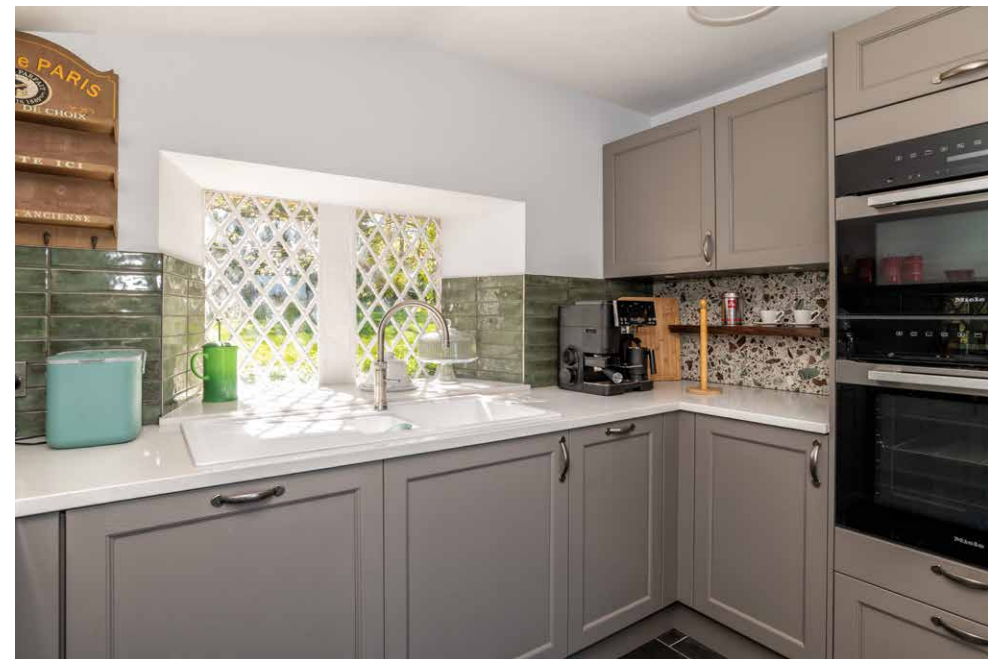
[galbraithgroup.com](http://galbraithgroup.com)



## Situation

Blairdaff is a charming small hamlet located a short drive from Monymusk and Kemnay, whilst Inverurie is only a 15 minute drive away. Kemnay in particular is only a 3 mile drive and offers shops, a chemist, medical centre, an 18 hole Golf Course and two primary schools. A wider range of facilities are available in Inverurie which is a popular bustling town with a large variety of amenities including the train station link into Aberdeen. Inverurie Academy also provides secondary education. Blairdaff is an excellent commuter base for Blackburn, Westhill, Dyce and Aberdeen and has easy access to Aberdeen International Airport, which is only a 20 minute drive.

Aberdeen is some 20 miles, and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station and is host to an airport providing both domestic and international flights.



## Description

Mossie Cottage of Coullie is the most charming, detached cottage set in around 0.33 of an acre in the beautiful Aberdeenshire countryside. Dating back to 1891 and with a Grade C listing, this cottage is a rare example of the Monymusk Estate Tudor style with the original lattice windows, distinctive wooden dormers & ornate masonry. Rarely does a cottage of this character & charm come to the market and it represents a special opportunity to enhance & restore the property. Enter the front door into the main entrance hall. Continue to the right into the main sitting room which has windows to both the front & rear, and doors opening out to the garden. This is a pleasant room with a dining area and a wood burning stove set within a traditional stone & brick surround. Continue through to the kitchen, also enjoying a double aspect, and is well equipped and fitted with modern units & quality work tops. The kitchen is finished with contemporary tiling, a breakfast bar area looking out to the garden. The washing machine, dishwasher, Miele ovens & smart fridge will remain as part of the sale. The 3rd bedroom is located on the ground floor and is generous in size with various storage cupboards. Completing the accommodation on the ground floor is the cloak room. Upstairs there is the landing, which in turn leads to both the equally spacious double bedrooms and the centrally positioned main bathroom with large window. The garden grounds surround the cottage entirely, with grass lawns, mature trees and various plants & shrubs and enjoys open views to the rear over the surrounding countryside.

## Accommodation

Ground Floor: Entrance hall, lounge with dining area, kitchen, bedroom 3 and cloakroom.

First Floor: Bedroom 1, Bedroom 2 & bathroom.

## Garden Grounds

Moss-side Cottage of Coullie sits in around 0.33 of an acre of charming garden grounds. The gardens surround the entire cottage offering privacy & plentiful outdoor space. To the rear side there are open views across the surrounding countryside.

The single drive provides parking and access to the detached single garage of timber construction.

## General Remarks and Information

### Tenure

Freehold

### Local Authority

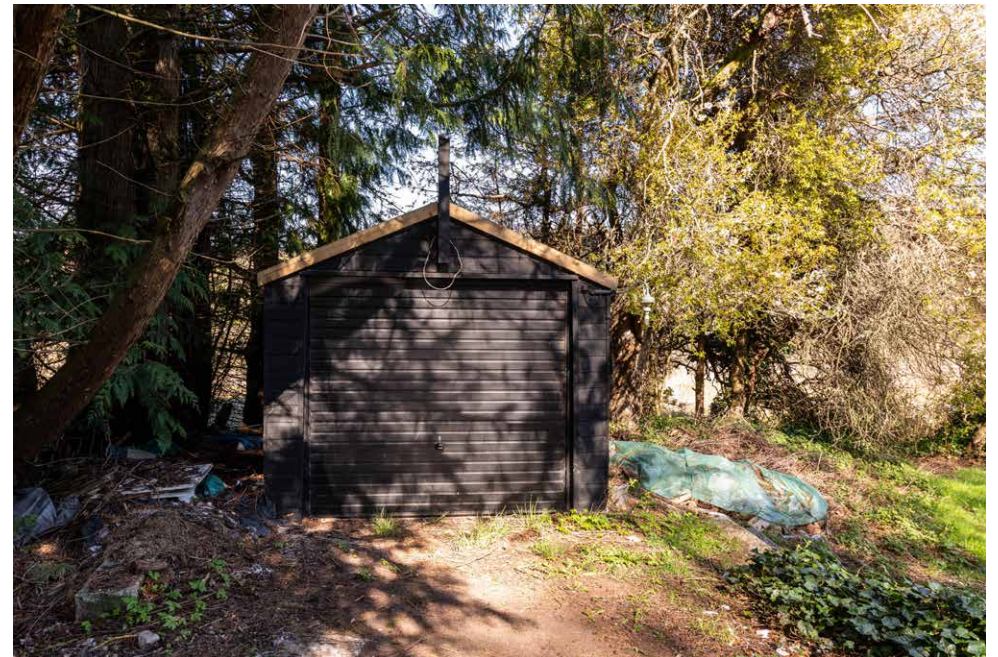
Aberdeenshire

### Council Tax

Band F

### EPC

Band G



## Services

Mains electricity and water are connected | Private drainage to septic tank  
Electric underfloor heating to two rooms & wood burning stove |

The property is sold in its present condition and sold as seen with no guarantees.

## Directions

From the village of Kemnay, head Northwest on Riverside Road. Continue on this road for around 2.2 miles and Moss-side Cottage of Coullie is on the right hand side as indicated by our for sale sign.



## Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

## 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.



**Moss-side Cottage of Coullie,  
Kemnay,  
Inverurie, AB51 5LR**



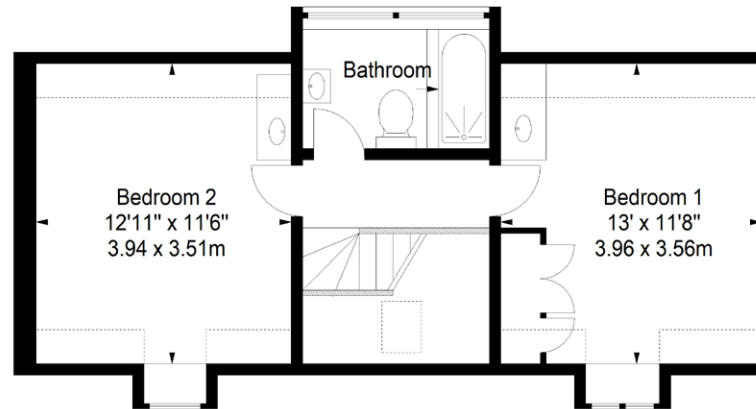
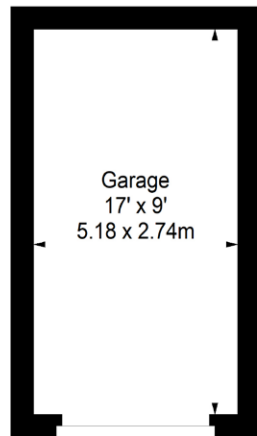
Approx. Gross Internal Area  
1039 Sq Ft - 96.52 Sq M

Garage

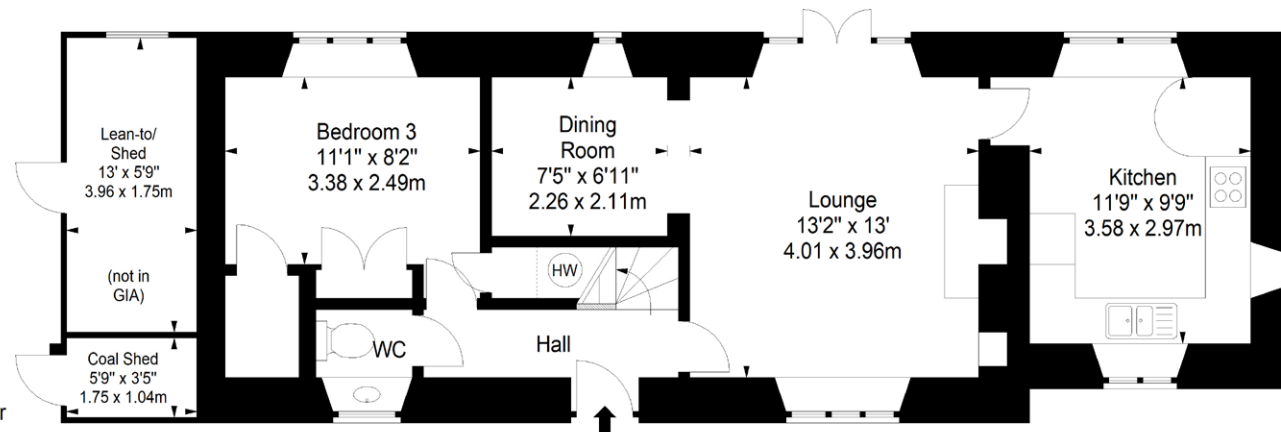
Approx. Gross Internal Area  
153 Sq Ft - 14.21 Sq M

For identification only. Not to scale.

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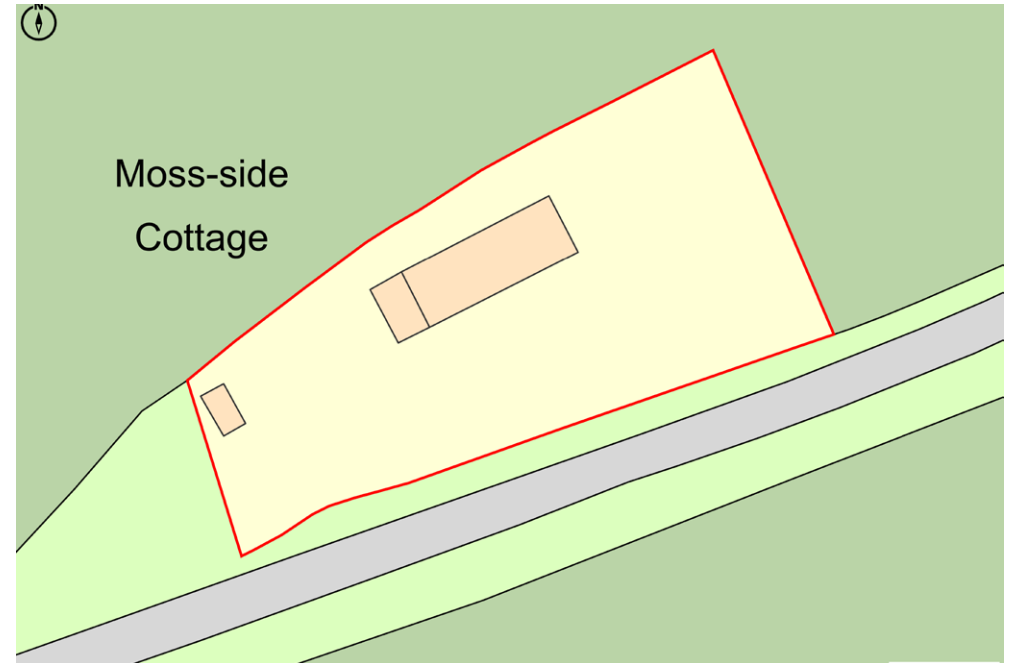
First Floor

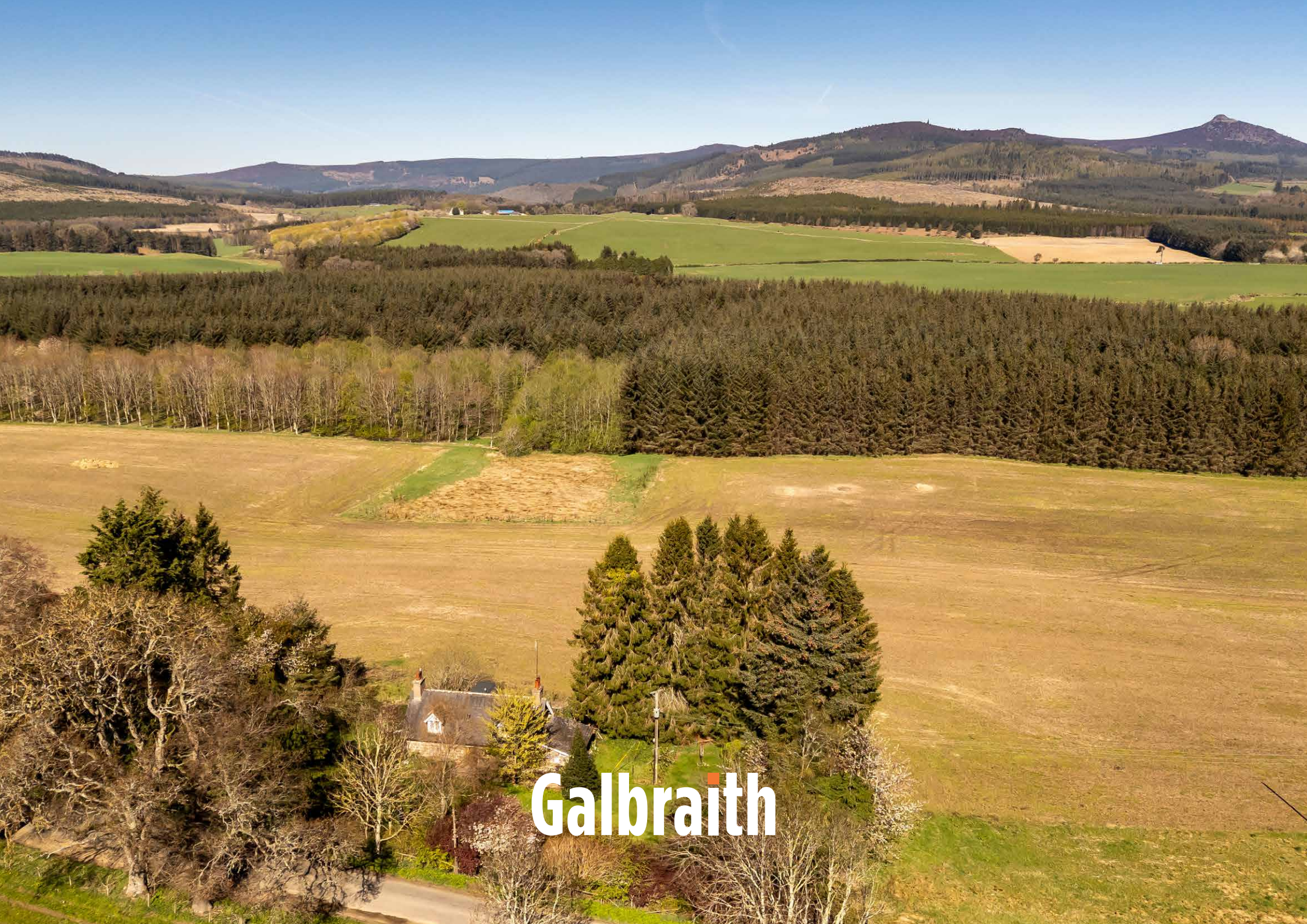


Ground Floor

## 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 April 2026.





**Galbraith**