

# Johns Forest

Inverurie | Aberdeenshire



**Galbraith**



# Charming detached 3 bedroom cottage in immaculate condition and with attractive gardens & open views of Bennachie.



Inverurie Town Centre 2 miles | Kemnay 3 miles | Aberdeen City Centre 15 miles

(All distances are approximate)

2 reception rooms. 3 bedrooms

Contemporary dining kitchen

Walk in condition throughout

Fantastic boot room

Charming garden & open views

Quiet countryside location

## Galbraith

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## Situation

Johns Forest sits just 2 miles from Inverurie Town Centre, meaning you can easily enjoy the busy and popular town, yet retreat to the peace and tranquillity of the beautiful Aberdeenshire countryside. Inverurie has good road and rail links to the north and south including to Aberdeen, Dyce, Huntly and Inverness. The train station at Kintore is only a 5 minute drive or 15 minute cycle away with easy parking. The amenities in and around Inverurie are excellent and these include a health centre, local hospital, several supermarkets, including Tesco & Marks & Spencer, a swimming pool and community centre nearby as well as golf and tennis. Mountain biking and hillwalking are a popular activity in the area given the many routes available including the incredible Bennachie.

## Description

Johns Forrest is a charming detached cottage, located only a 5 minute drive to the local town centre, yet offers an idyllic peaceful countryside location. The cottage is sat in a cluster of houses amongst the beautiful Aberdeenshire countryside and enjoys a beautiful view of Bennachie. The property has undergone extensive upgrading over recent years meaning its presented to the market in immaculate condition and ready for any potential buyer to settle in. From the rear you immediately enter the most wonderful and practical boot room, with great storage and gives access to a modern shower room. Continuing through, there is the contemporary dining kitchen with space for a table & chairs and outlook over the garden. A step leads down to the sitting room, a cosy spacious room featuring a wood burning stove & patio doors opening out to the garden. The sunroom completes the accommodation to the ground floor and is a versatile room with direct access to the garden. Upstairs there are three bedrooms, two with an open outlook to the front, and the other to the rear. Positioned centrally is the main family bathroom with modern white suite and separate shower unit. The west facing garden overlooks the surrounding fields and has a wildlife pond and generous patio area. Parking is available to the side of the house and there is useful outdoor storage including a modern metal shed/workshop.





## Accommodation

Ground Floor: Entrance hall, sitting room, dining kitchen, sunroom, boot room & shower room.

First Floor: Bedroom 1, bedroom 2, bedroom 3 & bathroom.

## Garden Grounds

The west facing garden has a lovely aspect overlooking the surrounding countryside and with views beyond towards Bennachie. The garden has traditional stone dyke walls and has been designed as a natural garden to encourage wildlife, birds & insects with the wildlife pond coming to life around this time of year. A patio area lies to the rear of the house, adjacent to the sunroom & also to the south side of the house.

Parking is available in the drive. There is a shed with a corrugated metal roof providing good storage facilities. There is a further metal shed/workshop style outbuilding to the side of the house.

## Tenure

Freehold

## Local Authority

Aberdeenshire Council

## Council Tax

Band E

## EPC

Band E

## Services

Mains water and electricity | Septic tank | Oil fired central heating, wood burning stove

## Directions

Travel North on the A96 towards Inverurie. At the Thainstone roundabout turn left and then after a short distance take the third road on the right (sign posted as a no through road). Continue on this track road for around 1 mile and then turn left. Johns Forest is the second house on the right hand side.



AB51 5NT

## Viewings

Strictly by appointment with the Selling Agents.

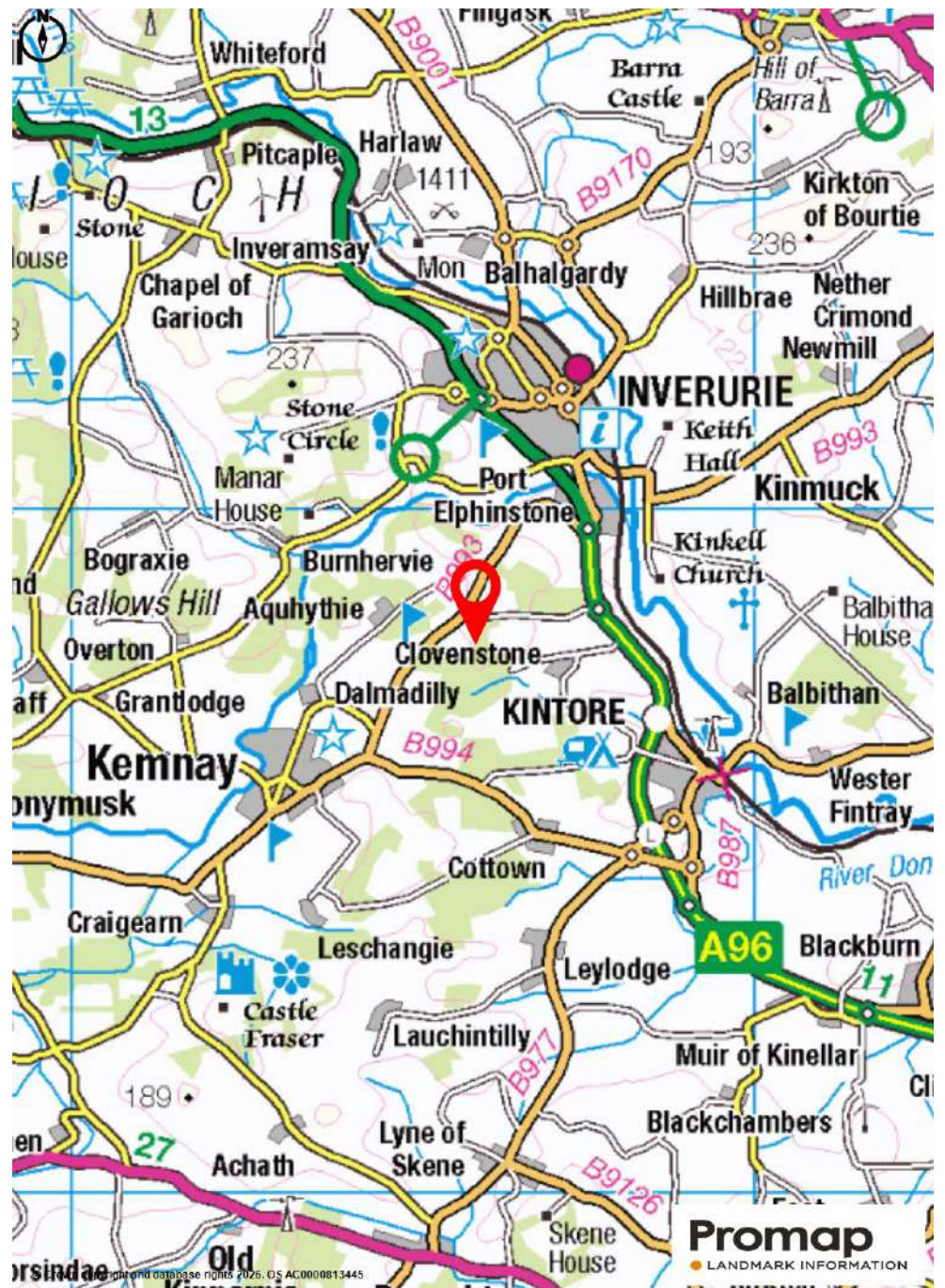
## Anti Money Laundering (AML) Regulations

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.



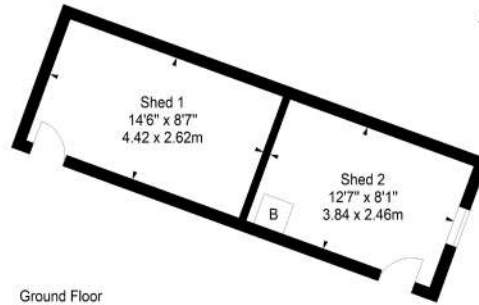




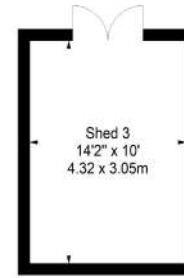
Johns Forest,  
Inverurie,  
Aberdeenshire, AB51 5NT



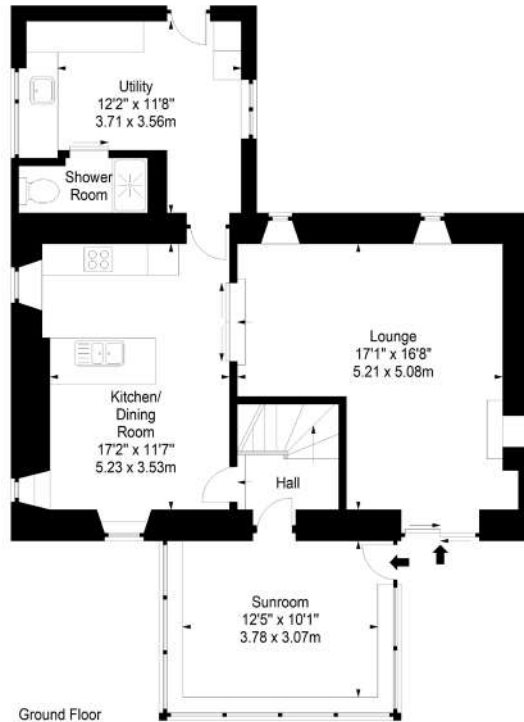
Approx. Gross Internal Area  
1388 Sq Ft - 128.95 Sq M  
Sheds  
Approx. Gross Internal Area  
370 Sq Ft - 34.37 Sq M  
For identification only. Not to scale.  
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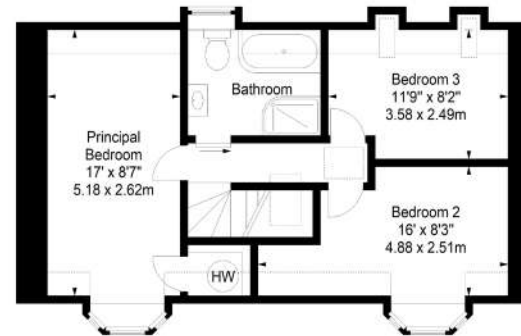
Ground Floor



Ground Floor



Ground Floor



First 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

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**Galbraith**