



FIELD SIDE MAINS OF TULLOCH

ST. KATHERINES, INVERURIE, ABERDEENSHIRE



FIELD SIDE MAINS OF TULLOCH, ST. KATHERINES, INVERURIE, ABERDEENSHIRE

Detached 3-Bedroom bungalow in tranquil rural setting

Oldmeldrum 5 miles ■ Inverurie 8 miles ■ Aberdeen Airport 17 miles

- 1 reception room. 3 bedrooms
- All accommodation on one level
- Beautifully presented throughout
- Summerhouse, ideal for office, hobbies, or retreat
- Tranquil countryside views

Galbraith

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SITUATION

St Katherine's is a tranquil rural community situated in Aberdeenshire, Scotland, this locality falls under the Turriff and District ward. Well placed for easy commuting, the area is approximately 5 miles north of Oldmeldrum and 8 miles north of Inverurie making it a peaceful countryside base with reasonable access to nearby towns. The nearest primary school is Barthol Chapel School, whilst the nearest secondary school is Meldrum Academy. Oldmeldrum also boasts a private nursery and a variety of independent shops. Inverurie, Dyce, Bridge of Don and Aberdeen are all within very easy commuting distance. The new Aberdeen bypass provides further accessibility. Aberdeen airport is 25 minutes drive. There are two 18 hole golf courses in Oldmeldrum, including the beautiful Meldrum House Country Hotel with its parkland course, offering attractive views across the open countryside. Inverurie is a large and expanding market town only 10 miles away, with good rail and road links to Aberdeen, Dyce, Huntly and Inverness, and with a wide range of amenities and services including several large supermarkets.

DESCRIPTION

Set in a tranquil rural location just 5 miles north of Oldmeldrum and 8 miles from Inverurie, this detached bungalow offers generous, well-presented accommodation ideal for families, downsizers, or anyone looking to enjoy the peaceful charm of the countryside. Built around 40 years ago, the property has been lovingly maintained and benefits from modern double glazing and efficient gas central heating throughout.

All accommodation is conveniently arranged across the ground floor. A welcoming entrance hallway leads into a bright and spacious open-plan living and dining area — perfect for everyday living and entertaining. The living room features a cosy log burner with a stylish feature fireplace, while the dining area enjoys garden views via sliding patio doors. The contemporary kitchen is fitted with a range of sleek wall and base units, with a composite sink and drainer set into the worktop. Additional patio doors enhance the natural light and provide uninterrupted views of the surrounding countryside. A separate utility room offers extra storage and direct access to the garden.

There are three comfortable, well-proportioned bedrooms, all designed to offer restful and versatile living spaces. The main bathroom is fitted with both a bath and a separate shower unit, while an additional cloakroom with WC adds convenience for guests and family alike.

Externally, the home continues to impress. A private driveway provides ample parking and leads to an attached garage. The surrounding gardens offer a thoughtful mix of lawn, hard landscaping, and planted borders, creating a practical yet attractive outdoor setting. The plot is enclosed by a combination of fencing and walls, ensuring privacy and structure. Completing the picture is a timber summerhouse or studio — ideal as a home office, hobby space, or simply a quiet retreat.

Fieldside, Mains of Tulloch offers a rare opportunity to embrace peaceful country living with the convenience of nearby towns and amenities. Early viewing is strongly recommended to fully appreciate the space, quality, and lifestyle this property affords.

ACCOMMODATION

Ground floor - Entrance hallway, living room/dining room, kitchen, 3 bedrooms, utility room, bathroom with WC and cloakroom with WC.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Septic Tank	Freehold	Gas	Band E	E

DIRECTIONS

Start in Oldmeldrum head north onto the A947 toward Turriff. Proceed north on A947 for approximately 4 miles. Turn left off the A947 at the junction for Viewfield/ Tarves and the property will be a short distance ahead on the right had side.

POST CODE

AB51 8UB

WHAT3WORDS

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

VIEWINGS

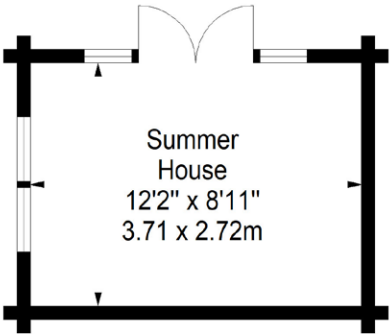
Strictly by appointment with the Selling Agents.



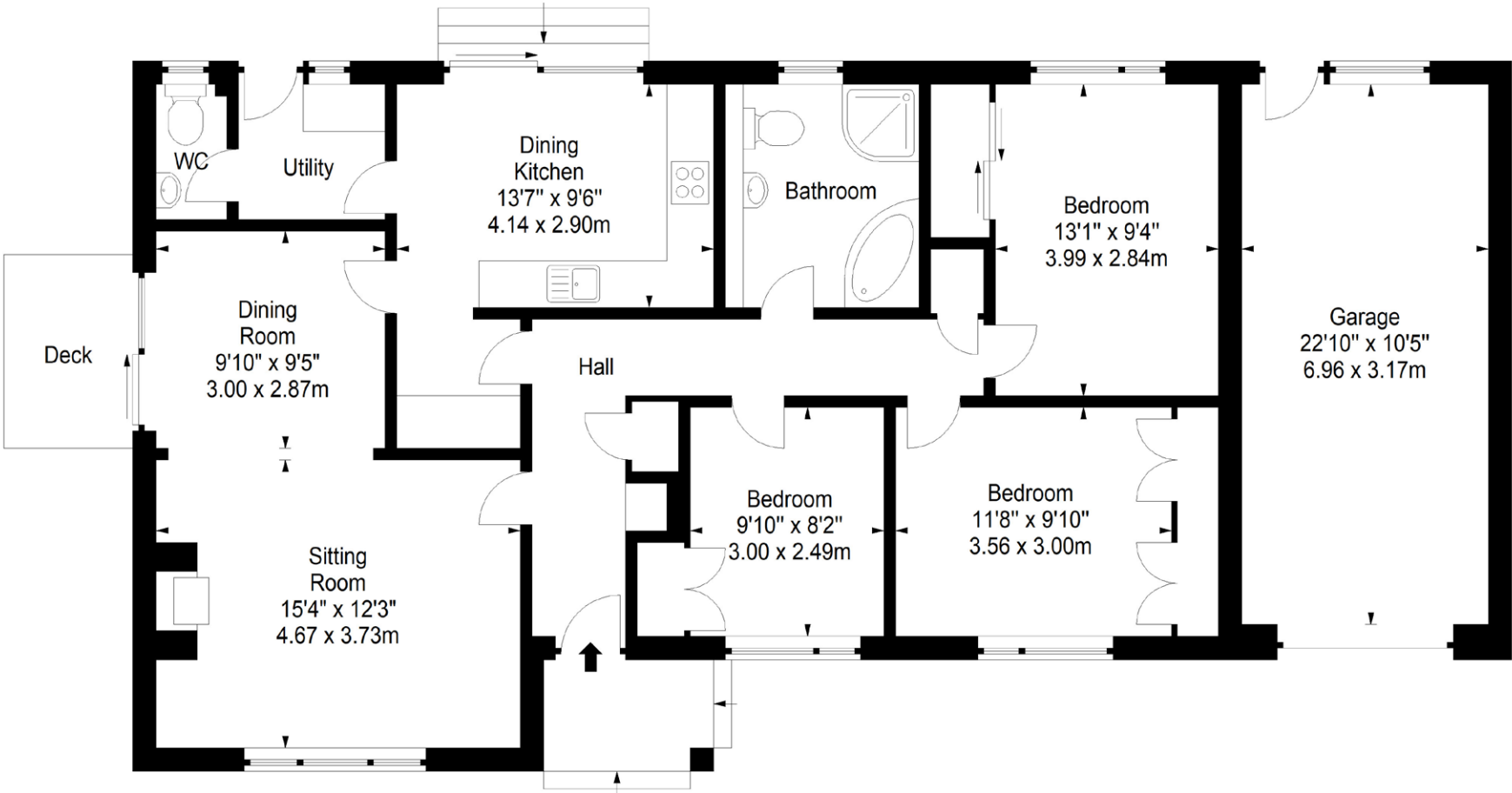
Fieldside,
Mains Of Tulloch,
St. Katherines,
Inverurie,
Aberdeenshire, AB51 8UB



Approx. Gross Internal Area
1147 Sq Ft - 106.56 Sq M
Garage & Summer House
Approx. Gross Internal Area
359 Sq Ft - 33.35 Sq M
For identification only. Not to scale.
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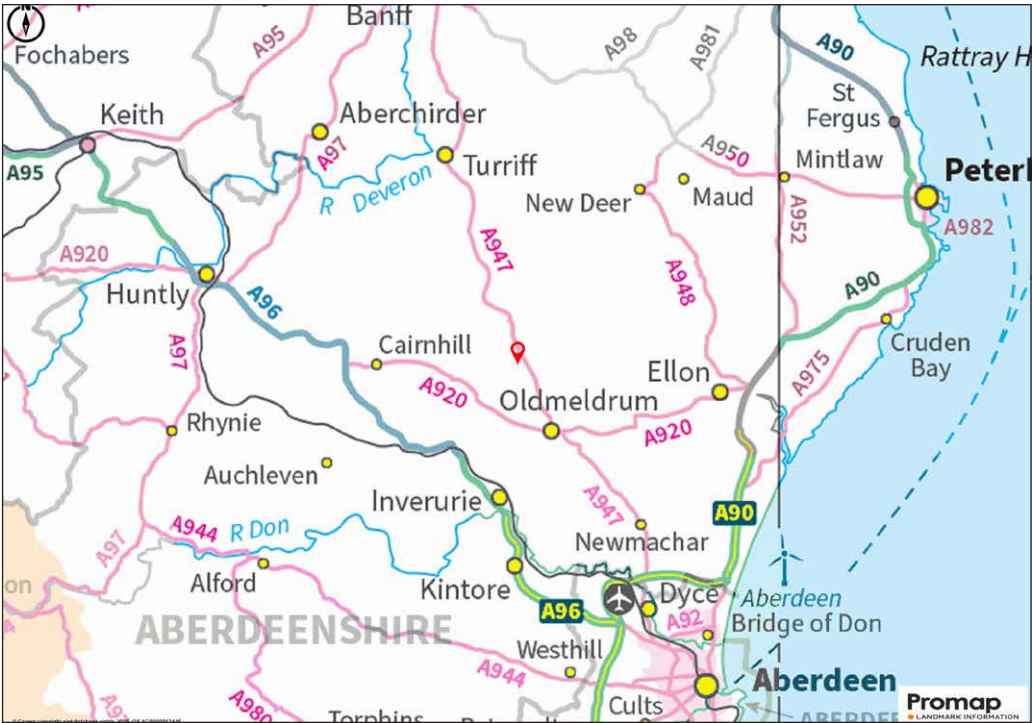
Ground Floor



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 August 2025





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