

An aerial photograph of a scenic landscape. A river flows from the top left towards the bottom right. On the right bank, there is a large, dense forest. In the middle ground, a yellow field is visible. In the foreground, a small, two-story red brick house with a grey roof and white window frames is situated on a grassy bank. The house is surrounded by trees and a stone wall. The background shows rolling hills under a blue sky with white clouds.

Galbraith

CUTAWAY COTTAGE

CAMBUS O'MAY, BALLATER, ABERDEENSHIRE



CUTAWAY COTTAGE, CAMBUS O'MAY, BALLATER, ABERDEENSHIRE

A beautiful four-bedroom highland hideaway with timeless charm in the heart of Royal Deeside

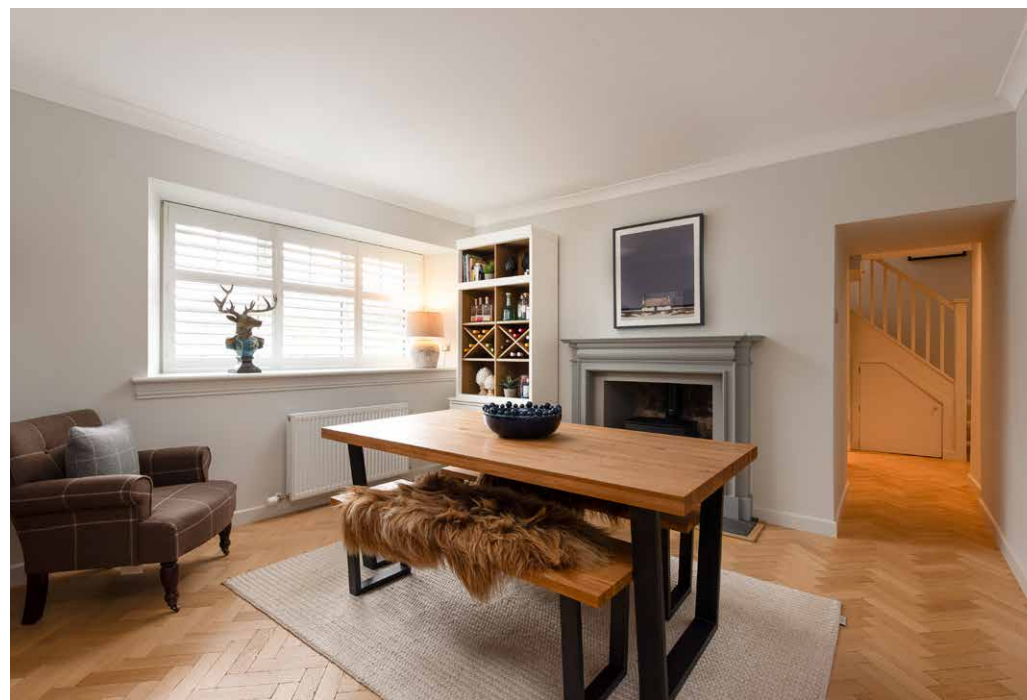
Ballater 3.3 miles ■ Braemar 18 miles ■ Aboyne 8 miles

- 3 reception rooms. 4 bedrooms
- Beautifully restored with contemporary finishes
- A spacious open-plan kitchen/family room
- Private driveway, garage and car port
- Refined garden grounds and views to the river
- Excellent holiday let potential

Offers Over £500,000

Galbraith

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SITUATION

Situated just a few miles east of the charming village of Ballater, Cambus o' May offers a rare opportunity to enjoy peaceful rural living in one of Aberdeenshire's most scenic and sought-after locations. Nestled along the banks of the River Dee and surrounded by ancient Caledonian pine forests, this small hamlet is ideal for those seeking space, privacy, and a strong connection with nature—all within easy reach of modern amenities.

One of the most iconic features of Cambus o' May is the Cambus o' May Suspension Bridge—a striking white iron footbridge that spans the River Dee. Originally built in 1905, it offers breathtaking views of the river and surrounding countryside and is a popular starting point for local walks and cycling routes. With direct access to many trails, including the Deeside Way, Cambus o' May is perfect for outdoor enthusiasts.

The area boasts spectacular views, abundant wildlife, and a rich sense of tranquillity that defines Highland living. Fishing, hiking, cycling, and even winter sports are all easily accessible.

Despite its rural feel, Cambus o' May is just a short drive from Ballater—a vibrant village offering local shops, cafés, restaurants, and a strong sense of community. The area also benefits from royal connections, being close to Balmoral Castle and part of historic Royal Deeside. A short walk east along the A93 brings you to the famous, recently refurbished AA Box 472, which contains a mini museum and visitor book.

Properties in Cambus o' May are rarely available and highly desirable, offering not just a home, but a lifestyle. Whether you're seeking a family retreat, holiday escape, or peaceful place to retire, Cambus o' May combines natural beauty with timeless Scottish charm.

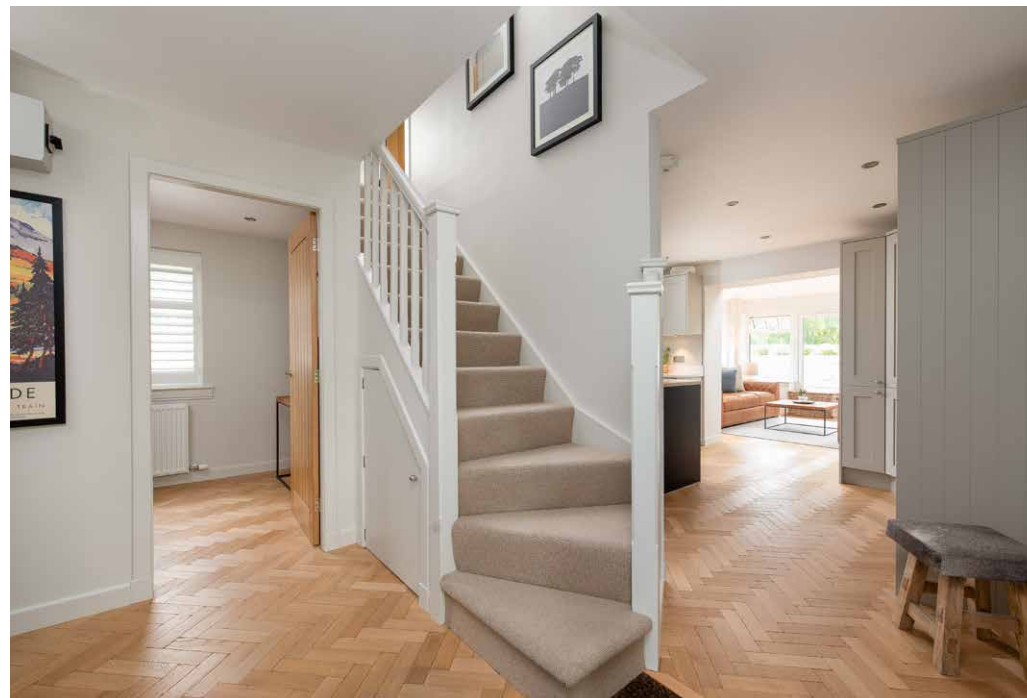
DESCRIPTION

Nestled in the heart of Royal Deeside and perched on the edge of the picturesque village of Ballater, Cutaway Cottage offers an exquisite fusion of traditional Scottish charm and contemporary sophistication. This enchanting detached stone cottage is a rare treasure—providing a tranquil sanctuary with effortless access to the breathtaking Cairngorms National Park and the warmth of village life. Cutaway Cottage is a true historic haven in Royal Deeside.

Rich in heritage, the property traces its roots to circa 1866. Originally constructed as a Drovers Inn, it was later adapted to serve as the Linesman's Cottage for the historic Deeside Railway—famously altered to allow Queen Victoria and Prince Albert passage from Windsor Castle to Balmoral via the Royal railway line. This fascinating legacy is beautifully preserved within the home's fabric, adding depth and provenance to an already captivating residence, which became a private home in 1971. From the moment you arrive, the cottage welcomes you with its timeless slate roof, warm stone exterior, and idyllic setting. Inside, the interiors blend character and comfort, featuring Broadleaf timber hardwood flooring, pristine décor, and abundant natural light throughout.

At the heart of the home lies a bespoke Drumoak kitchen, designed to uncompromising standards—perfectly complementing the generous living and dining areas that enjoy serene riverside views. Two wood-burning stoves provide inviting warmth, making this a perfect retreat after adventures in the Highlands.

Upstairs, four beautifully appointed bedrooms offer peace and privacy, each boasting panoramic vistas across the Deeside escarpment. The home is completed by a stylish, modern bathroom, thoughtful storage solutions, and refined finishes that combine practicality with luxury.



ACCOMMODATION

Ground Floor:

Sitting Room / Dining Room - 11.53m x 3.99m

Study - 2.44m x 2.13m

Kitchen - 5.00m x 3.94m

Sunroom - 3.86m x 3.78m

WC

First Floor:

Bedroom 1 - 4.34m x 3.84m

Bedroom 2 - 4.24m x 3.71m

Bedroom 3 - 3.35m x 2.11m

Bedroom 4 - 3.35m x 3.30m

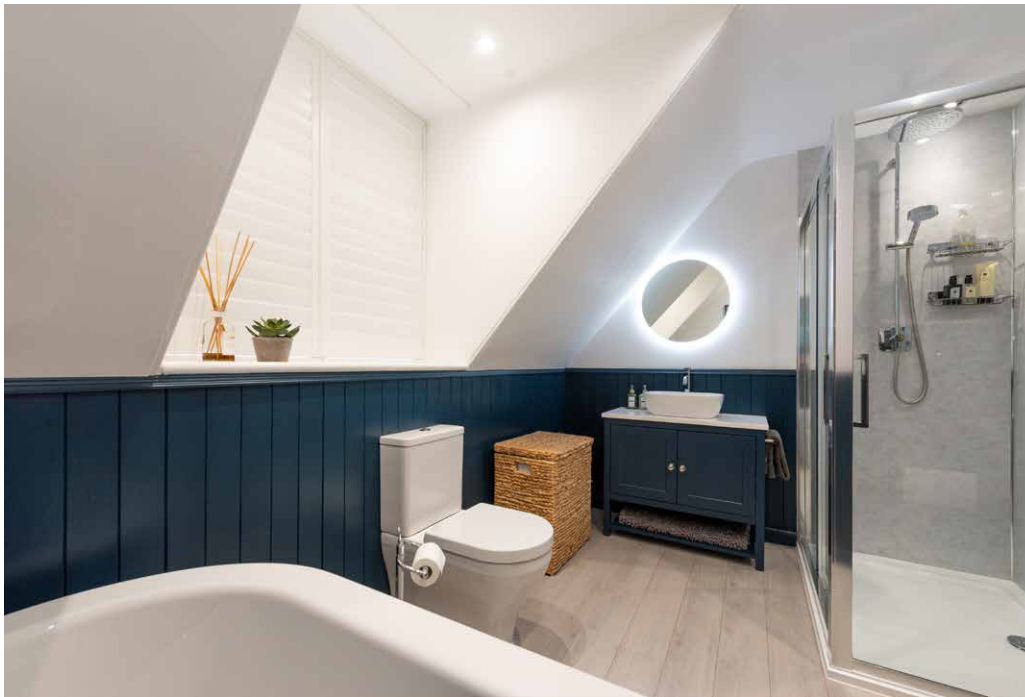
Bathroom

GARDEN GROUNDS

Step into the tranquil embrace of Cutaway Cottage's garden grounds, where privacy, beauty, and nature combine in perfect harmony. A handsomely laid Marshall's stone-slab patio wraps gracefully around the sunroom, enclosed by quaint stone walls. From here, a gentle staircase leads down into mature gardens that invite relaxation and reflection.

Set within approximately half an acre, the grounds provide a secluded sanctuary, teeming with local wildlife and panoramic river views. At the heart of this green haven stands a delightful sun house, perfectly positioned to soak in uninterrupted vistas of the River Dee and the surrounding countryside.

The property boasts practical outdoor features including a private driveway, detached garage, and covered carport, ensuring effortless accessibility and storage. To the front, the home overlooks a peaceful gravel path—part of the scenic Deeside Way, a renowned walking route linking Aberdeen's Duthie Park to Ballater village, providing direct access to one of Scotland's most picturesque landscapes.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Septic Tank	Freehold	Oil CH	Band G	D

DIRECTIONS

From Aberdeen, take the A93 west towards Banchory and continue through Aboyne. Just after passing through Dinnet, continue to head south-west on Ballater Rd/Firmounth Rd/A93 for approximately 2.9 miles. The property is located on the left-hand side, as indicated by the property signpost 'Cutaway Cottage'.

POST CODE

AB35 5SD

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///rigid.distracts.booklet

VIEWINGS

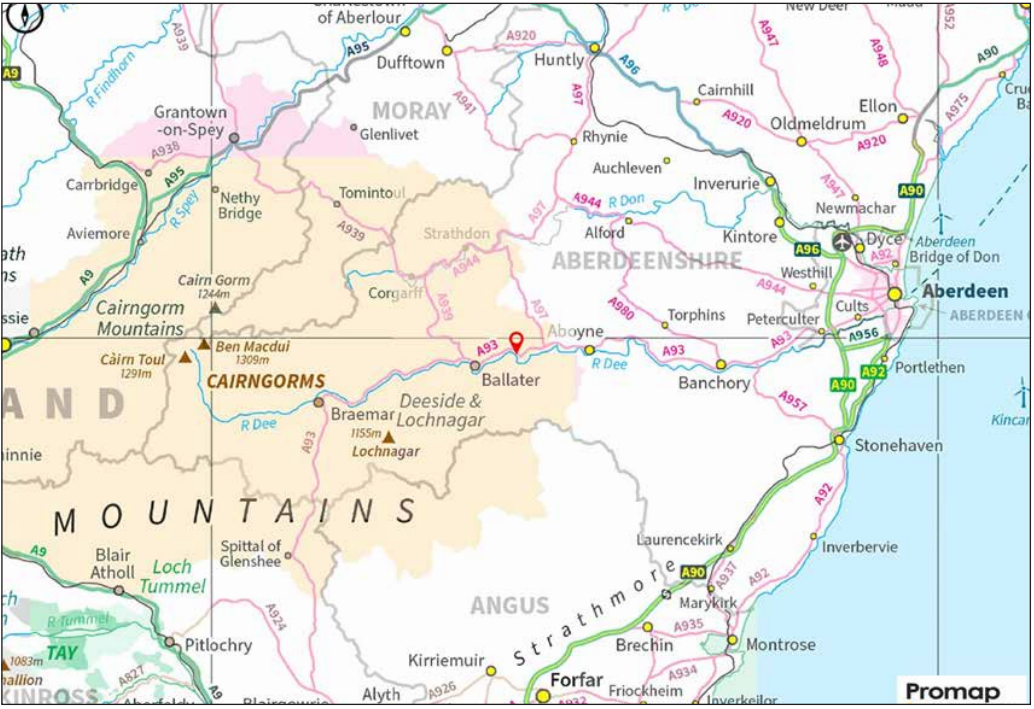
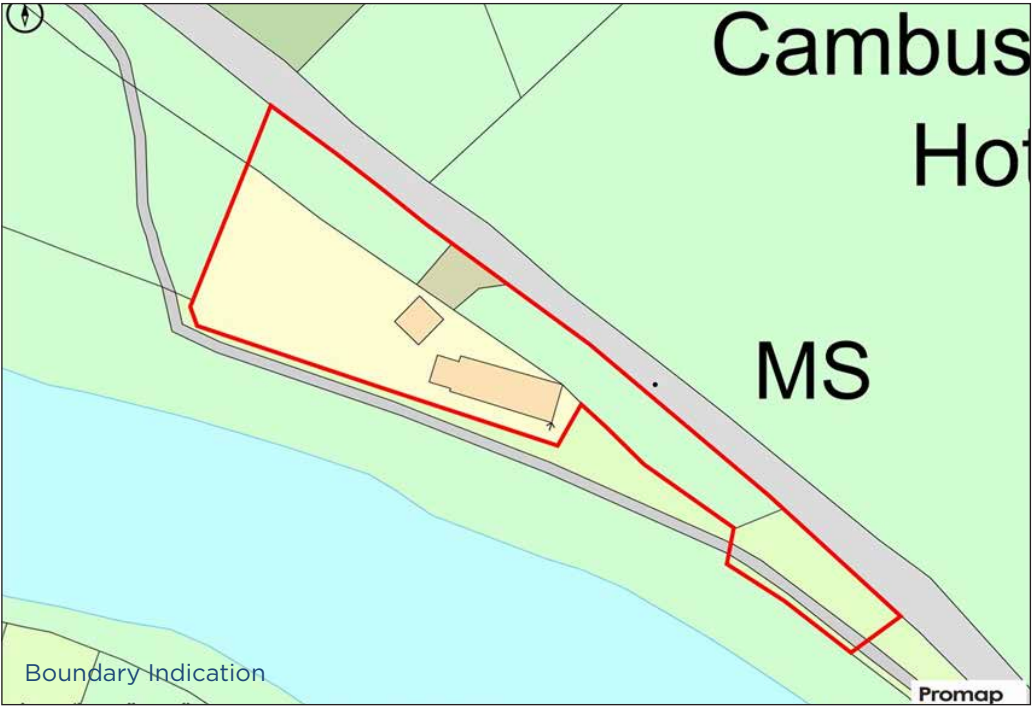
Strictly by appointment with the Selling Agents.

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.





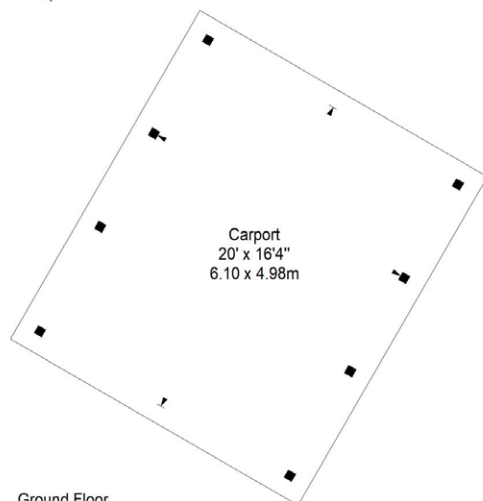
**Cutaway Cottage,
Cambus O'May,
Ballater,
Aberdeenshire, AB35 5SD**



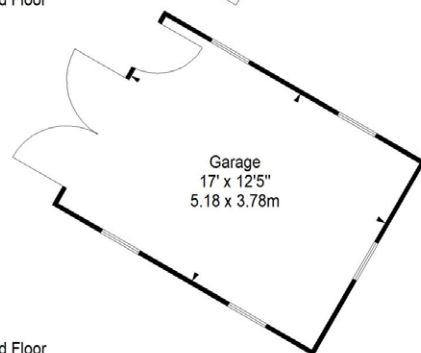
Approx. Gross Internal Area
1958 Sq Ft - 181.90 Sq M

Garage
Approx. Gross Internal Area
213 Sq Ft - 19.79 Sq M

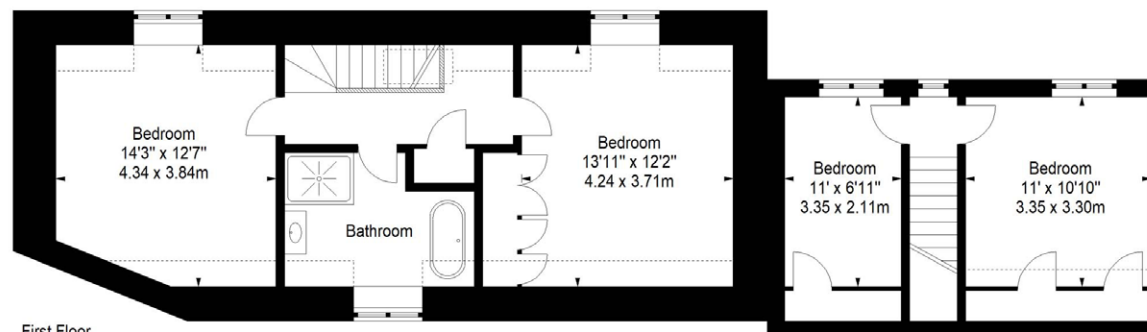
For identification only. Not to scale.
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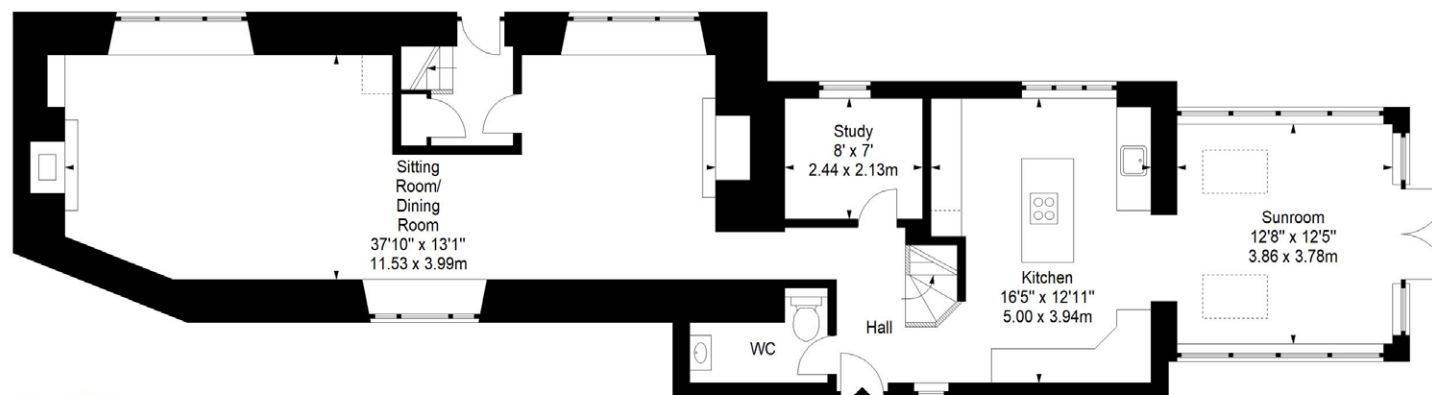
Ground Floor



Ground Floor



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 July 2025



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