



GLEN COTTAGE

MEIKLE WARTLE, INVERURIE, ABERDEENSHIRE

Galbraith



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Impressive 5 bedroom detached family home in mature garden grounds with double garage and a charming village location.

Inverurie 6 miles ■ Insch 9 miles ■ Aberdeen City 24 miles

- 2 reception rooms. 5 bedrooms
- Extremely spacious & immaculate
- Superb Scandi style family home
- Integral Double Garage & Drive
- Attractive mature garden grounds
- Quiet country village location



Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

OnTheMarket

SITUATION

Glen Cottage sits in the popular village of Meikle Wartle, just 6 miles from Inverurie. Inverurie offers a wealth of amenities including excellent shopping facilities, health centre, hotels, swimming pool, sports centre and golf course. Primary school education is believed to be provided at nearby Rayne North School whilst secondary education is believed to be at either Inverurie or Oldmeldrum.

The centre of Aberdeen approximately 24 miles provides all the leisure, recreational and entertainment facilities expected from a city. It also provides good transport links with a mainline railway station and is host to an airport providing both domestic and international flights.

DESCRIPTION

Glen Cottage is an impressive, detached family home, sitting in the heart of the popular village of Meikle Wartle, only a few miles from the bustling town of Inverurie. Built around 2010 in a Scandinavian inspired style, Glen Cottage occupies a central village location yet remains tucked away, providing excellent privacy and generous outdoor space. The rolling fields border the property to two sides, creating a perfect countryside setting with open views, whilst the extensive garden grounds surround the entire house with mature trees & shrubs. The garden truly comes into its own in the spring and summer months.

Glen Cottage has been consistently improved by the present owner and offers an immaculate & extremely well maintained family home. The accommodation extends over two floors, and given the scandi design, there is a superb amount of natural light from the carefully placed windows, combined with clean simple lines and crisp white décor. Enter from the front porch into the main entrance hall. This entrance has beautiful solid oak flooring that continues throughout the ground floor. The sitting room is a most striking room with two distinct windows. Positioned on the left side of the room are tall windows set into the angled ceiling and facing the garden are full height french doors with side windows. Adjacent to the sitting room is the dining room. These two adjoining rooms are connected by a shared, double sided wood burning stove, allowing the fire to be enjoyed from both rooms simultaneously. The modern kitchen is exceptionally spacious and particularly bright with lower kitchen units and the large central island offering plenty working, storage and informal dining space. A walk in larder offers practical & organised kitchen storage and at the far end of the kitchen there is space for both dining or a family seating area. Adjacent to the kitchen is a useful utility room with door to the garden. A spacious double bedroom is located to the rear, with access to an ensuite shower room. This bespoke, contemporary shower room also has access from the main hall. Completing the accommodation to the ground floor is the fifth double bedroom, which would also make a fantastic home office space.

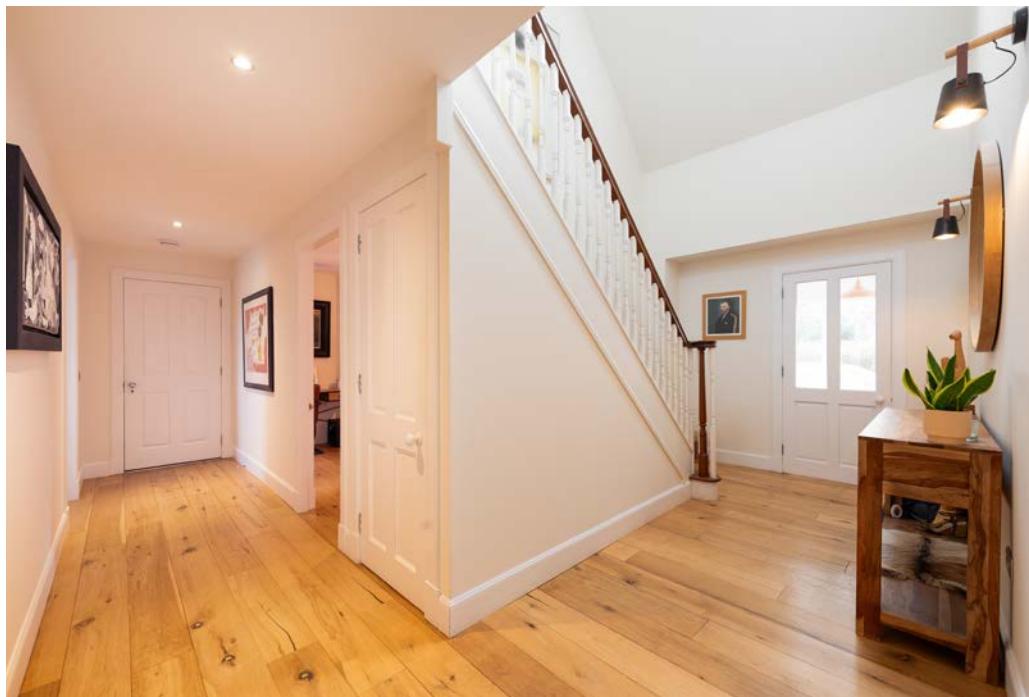
Continuing to the upper level, the main landing is a generous and bright space, perfect for occasional furniture, and has two separate storage cupboards. The principle bedroom is very spacious with two built in wardrobes and an attractive ensuite shower room. Bedroom two is an equally spacious double bedroom, also with built in double wardrobes and a lovely outlook to the side. The final bedroom is a double room with built in storage and completing the accommodation is the large family bathroom.

ACCOMMODATION

Ground Floor: Entrance porch, sitting room, dining room, dining kitchen with larder and separate utility room. Bedroom 4 with ensuite shower room & bedroom 5

First Floor: Principal bedroom with ensuite shower room, bedroom 2, bedroom 3 and main family bathroom.





GARDEN GROUNDS

Glen Cottage sits in mature & generous garden grounds which fully surround the house. Bound by open countryside on two sides, this garden offers shelter, privacy and a wonderful outdoor space for families to enjoy all year round. There is an array of mature and colourful plants & shrubs that come into their own in Spring & Summer including three varieties of mature apple trees and a selection of plum trees., creating a truly special outdoor space. A driveway provides plenty parking and gives access to the integral double garage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Mains	Freehold	Ground source heat pump	Band G	Band C

DIRECTIONS

Leaving Inverurie on the B9001 Inverurie to Rothienorman road continue along here for approximately 5 miles and turn left at the sign for Meikle Wartle, continue through the village for only a short distance. Before the road curves to the left, there is a lane on the right-hand side with a sign 'Glen Cottage'. Turn up this lane and you will find Glen Cottage.

POST CODE

AB51 5AA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///robots.evaporate.butter

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.

IMPORTANT NOTES

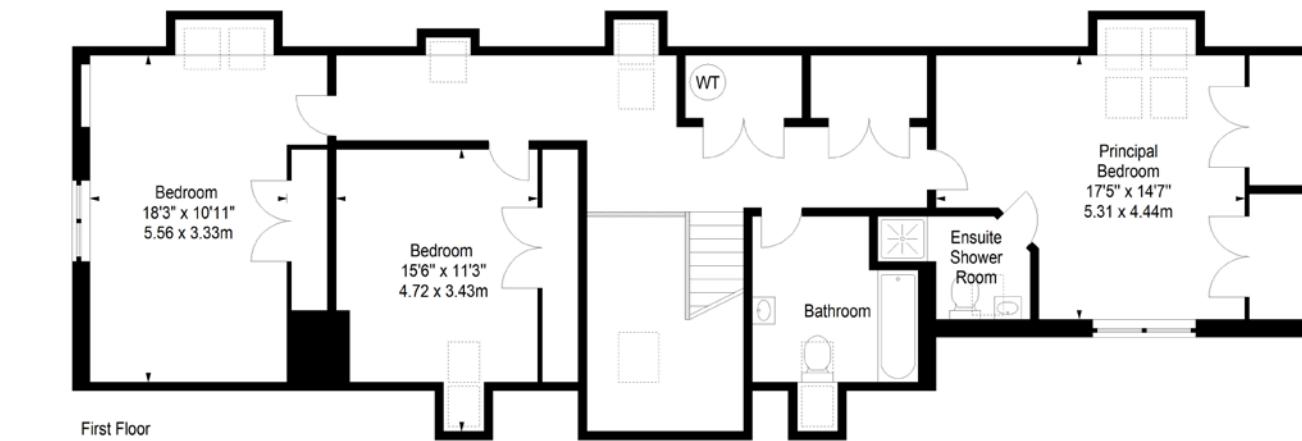
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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. All internal images taken December 2025. External images are either from December 2025 or during previous Spring & Summer months.



Glen Cottage,
Meikle Wartle,
Inverurie,
Aberdeenshire, AB51 5AA



Approx. Gross Internal Area
3074 Sq Ft - 285.57 Sq M
(Including Double Garage)
For identification only. Not to scale.
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