



masson
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solicitors and estate agents

18 Main Street, Tomintoul, AB37 9EX

Offers Over £170,000

Contact us on 01479 874800 or visit www.massoncairns.com

18 Main Street is situated on a generous plot extending from Main Street to Lecht Drive, encompassing approximately 1382 sqm or 0.34 acres. This substantial site currently features a four-bedroom home near the Main Street end. While the existing home requires complete refurbishment, it also presents an excellent opportunity for demolition and reconstruction, allowing for the creation of a delightful family home, subject to the necessary consents. The plot's size and location offer significant potential. In keeping with the trend seen in many other properties within the village, there is the possibility for subdivision, allowing for the development of two homes on the site, again contingent upon obtaining the necessary consents. This flexibility makes the property an attractive option for developers and those looking to create a customised living space with potential to add value. At present, the grounds of the property provide a natural habitat, creating a serene and private environment. The plot is further enhanced by a timber building located at the bottom of the garden, offering additional utility and storage space. This expansive and versatile plot at 18 Main Street is ripe with potential, whether for a single impressive family residence or a thoughtfully planned subdivision. EPC Rating F, Council Tax Band D

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

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Tomintoul

Tomintoul is the Eastern Gateway to the Cairngorms National Park and has the reputation of being the highest village in the Highlands at 1165 ft (350m) centred round a picturesque square and situated near the Lecht Ski Resort Centre on the scenic route between Grantown on Spey and Royal Deeside. It is the largest village in the Glenlivet area supporting B&B's, a post office and general stores, art studios, craft, gift and malt whisky shops.

Tomintoul also has its own distillery, "the Tomintoul", which made the Guinness Book of Records for producing "The Largest Bottle of Scotch Whisky in The World" - at 105.3 litres. There are also three more stills, "The Tamnavulin", "The Braeval" and "The Glenlivet" within a few miles.

The area is surrounded by the mountain ranges of the Cromdales, the Ladder Hills and the Cairngorms, facilitating spectacular views, walks and other outdoor pursuits, including wildlife appreciation, salmon and trout fishing on the nearby River Avon, mountain biking on many trails and nearby bike Glenlivet and hill walking a plenty.

The nearby Lecht Ski Centre 2090 provides winter sports and in the summer has quad biking and go-carts.

Transport Links

Located in the heart of the Highlands, Tomintoul offers a number of convenient travel options for local, regional, and international travel.

Road: Tomintoul is well-connected via road with the A939, a major scenic route running through Speyside, providing easy access to both Aberdeen to the east and Inverness to the north.

Air: The nearest airports are Inverness Airport (approximately 43 miles away) and Aberdeen International Airport (approximately 56 miles away), offering both domestic and international flights.

Rail: The nearest railway station is Aviemore (around 27 miles away), which is on the main line from Inverness to London, providing connections to major cities across the UK.

Public Transport: There are regular bus services that run through Glenlivet connecting it to neighbouring towns and villages.

For schooling, Tomintoul falls within the Moray Council area, which provides a comprehensive education system. Primary education is available at Tomintoul Primary School, a small but well-regarded school located right in Tomintoul. For secondary

education, pupils typically attend Speyside High School in Aberlour, which is approximately 21 miles away and offers a broad curriculum.

For further education, the University of the Highlands and Islands offers a range of courses and has several campuses throughout the Highlands, with the nearest being in Elgin and Inverness. Other universities in Aberdeen and Dundee are available.

Home Report

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EPC Rating F

Main House

Offering excellent potential, this home is in need of extensive refurbishment but holds the promise of being revitalized in the picturesque and tranquil setting of this beautiful Highland village, renowned as the highest in the Highlands. The property presents an ideal canvas for those looking to create a dream home, blending traditional charm with modern comforts. The ground floor accommodation currently includes an inviting entrance leading into a spacious hallway. The sitting room, with its potential for a cosy and welcoming atmosphere, offers ample space for relaxation and entertaining. The kitchen, situated



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towards the rear of the house, awaits modernisation to become the heart of the home. Adjacent to the kitchen is a rear porch, providing convenient access to the shower room and garden while two further bedrooms are located off the hallway, which can be adapted if required to serve various needs, such as guest rooms, a home office, or additional living spaces. Ascending to the first floor, the landing leads to a family bathroom and two further bedrooms. These upper-level rooms benefit from views over the surrounding landscape, adding to the home's charm and appeal. The spacious layout of the first floor offers flexibility for reconfiguration or enhancement to suit personal preferences.

Outside & Timber Out Building

The property sits on a generous plot extending from Main Street to Lecht Drive, covering approximately 1382 sqm or 0.34 acres. This land significantly enhances the property's potential. The grounds are currently a natural haven, offering a tranquil and private setting that harmonises with the scenic Highland village ambiance. At the garden's far end, a timber building provides additional utility and storage space, adding to the property's functionality. Due to its size and prime location, the plot holds considerable development potential. With the appropriate consents, there is the opportunity to subdivide the land and

construct two separate homes, reflecting a common trend in the village. The combination of natural beauty and substantial development opportunities makes this plot an attractive proposition. Whether you choose to renovate the existing home by creating an inviting family residence, or explore the subdivision option, the property at 18 Main Street offers a unique and valuable chance to develop in a picturesque Highland setting.

Entry

By mutual agreement.

Price

Offers over £170,000 are invited

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-
Masson Cairns
Strathspey House
Granttown on Spey
Moray
PH26 3EQ
Tel: (01479) 874800
Fax: (01479) 874806
Email: property@lawscot.com
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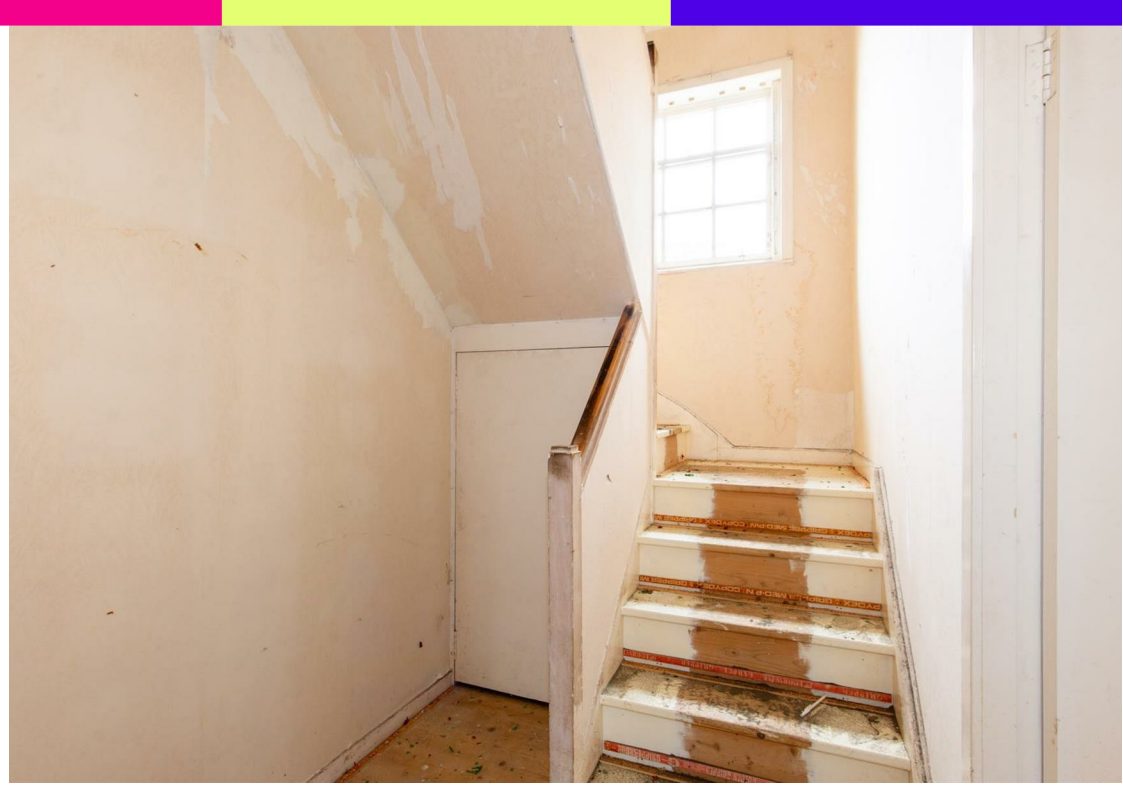
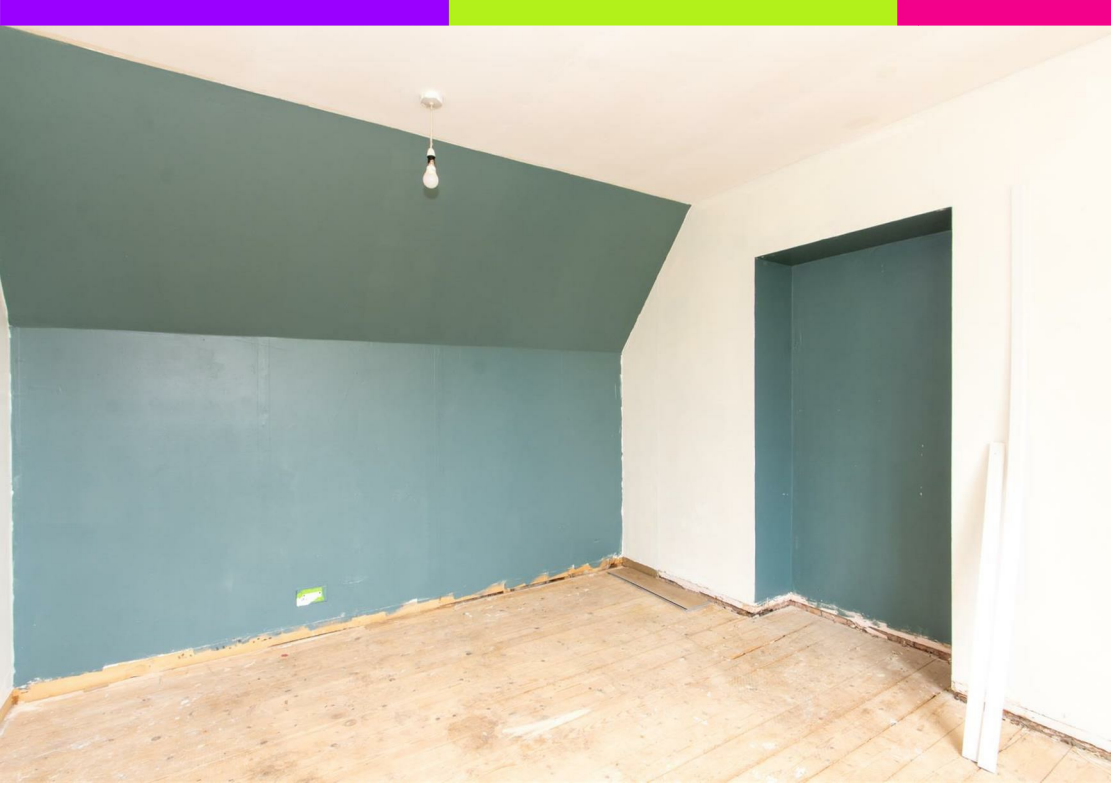
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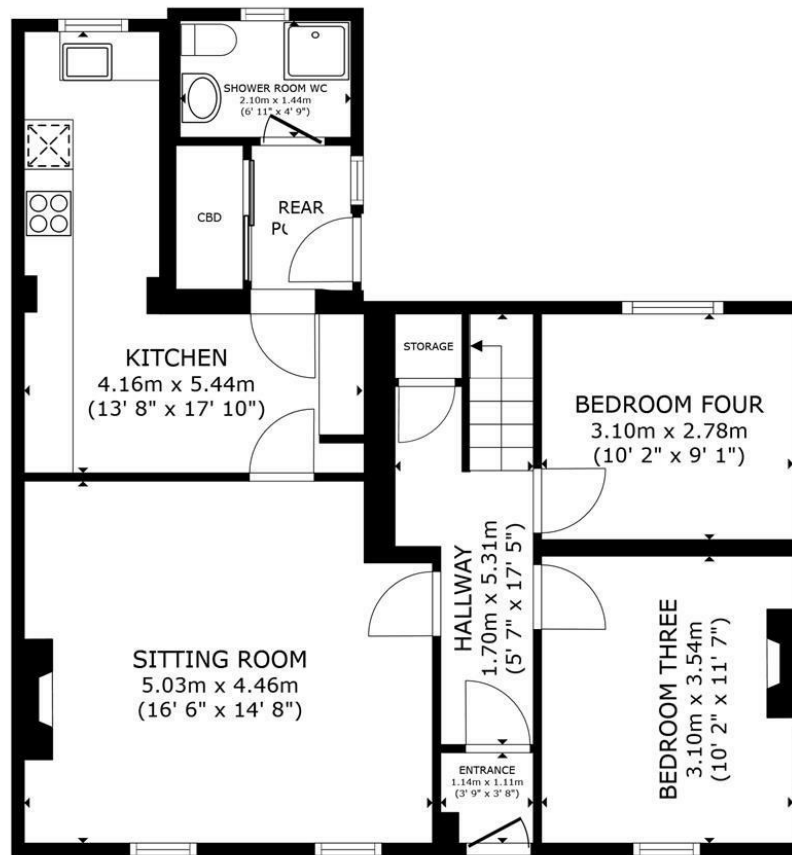












FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 76.0 m² (818 sq.ft.) FLOOR 2 35.6 m² (383 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 5.3 m² (57 sq.ft.)
 TOTAL : 111.6 m² (1,201 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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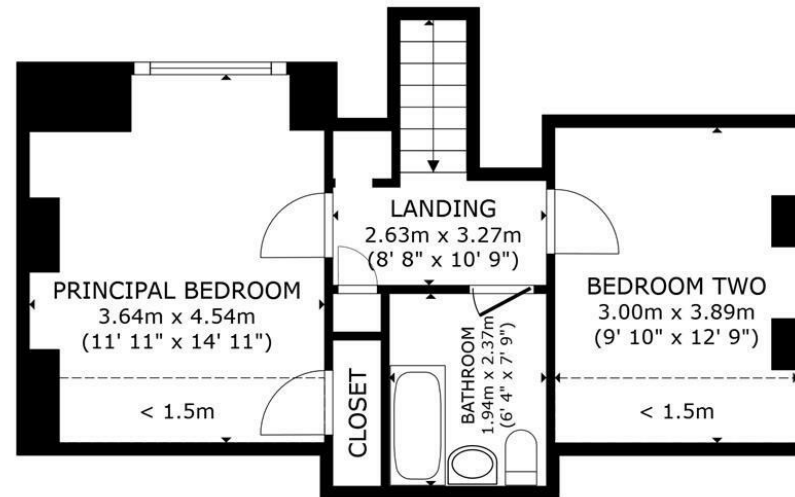
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FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 76.0 m² (818 sq.ft.) FLOOR 2 35.6 m² (383 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 5.3 m² (57 sq.ft.)
TOTAL : 111.6 m² (1,201 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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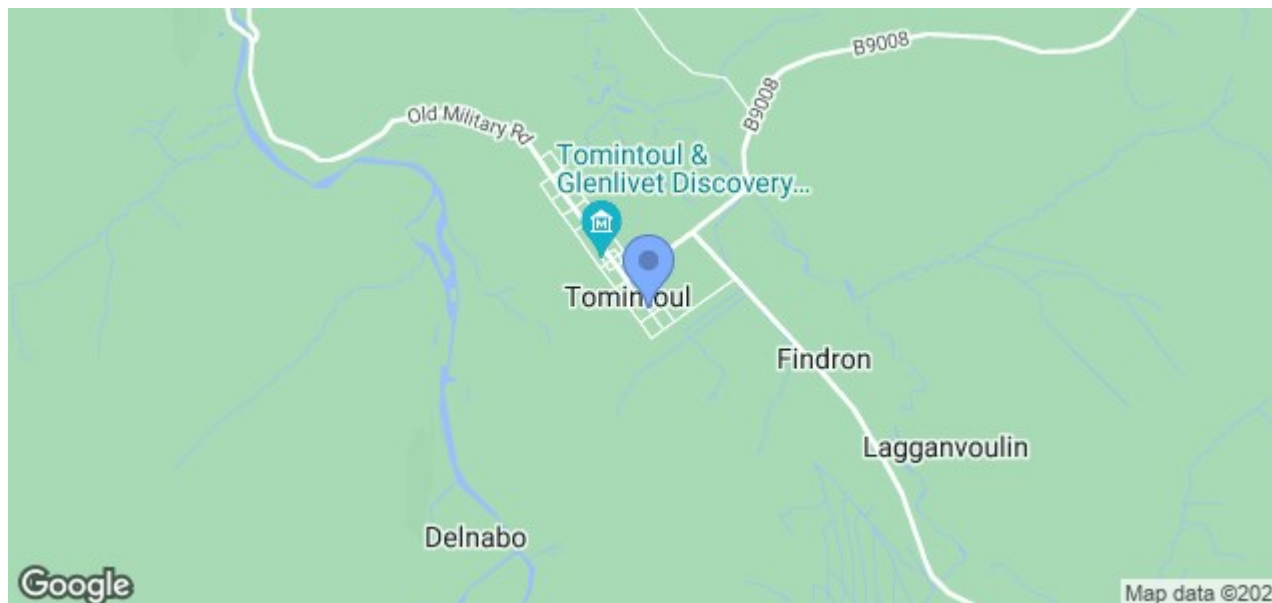
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| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 71 |
| (55-68) D | | |
| (39-54) E | 38 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| Scotland | EU Directive 2002/91/EC |  |



While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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