



masson
cairns ESTD 1988

solicitors and estate agents

Ambrae, Conglass Lane, Tomintoul, AB37 9HU

UNDER OFFER £300,000

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

UNDER OFFER - Nestled in a tranquil spot within this sought-after Highland village, Ambrae is an impressive custom-built luxury home. Situated in the heart of the stunning Cairngorms National Park, this exquisite property boasts numerous bespoke features that enhance its charm and functionality. Floor-to-ceiling windows and vaulted ceilings create a sense of openness and light, while the oil-fired Aga in the impressive kitchen adds a touch of traditional elegance. The principal bedroom suite is a highlight, featuring a dressing room and a luxurious bathroom. Inside, the property is in excellent condition, designed to cater to modern family living with accommodation that spans two levels and includes an expansive kitchen and dining area, a comfortable sitting room, a snug / bedroom four, and a sun room that invites relaxation. There are a further two spacious double bedrooms, one of which has access to Jack & Jill en-suite facilities. Practical amenities include a utility room and a boot room, along with an integral double garage that has a full-height floored loft area, offering ample storage space and with potential to add extra accommodation. Externally, Ambrae is surrounded by a stone wall and fencing, providing privacy and security with well-maintained lawned areas, raised decking with water feature and ample off-street parking which add to the property's appeal. This home represents a fantastic blend of quality, style and amenity, set in a desirable location within the beautiful Cairngorms National Park. The energy performance certificate rating and council tax banding reflect the property's high standards and efficient design, making it an exceptional choice for luxury living in the Highlands. EPC Rating C, Council Tax Band E
To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

UNDER OFFER £300,000



masson
cairns PLC

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents

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 Tannavulin", "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

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

EPC Rating C

Entrance

2.16m x 4.41m (7'1" x 14'5")

From the roadside, Ambrae is approached via a private tarmac driveway that offers generous parking. This well-maintained drive leads you to the property's attractive timber and glazed front door, ushering you into the bright and welcoming entrance hallway. Inside, the hallway is elegantly

appointed with solid oak flooring that lends a timeless charm to the space. Recessed ceiling lighting casts a soft, inviting glow, while a radiator ensures a warm welcome. A striking feature staircase at the heart of the hall draws the eye upward to the first floor, enhancing the sense of space with a window and velux to the rear, adding to the natural light and creating a pleasant, airy atmosphere as you enter the home. There is a handy storage cupboard space under the stairs.

Sitting Room

3.54m x 6.65m (11'7" x 21'9")

Step into the inviting ambience of the spacious sitting room, where comfort meets elegance. This room features windows at the front and patio doors at the rear, each element working harmoniously to flood the space with an abundance of natural light. The patio doors open directly onto a charming decking area, perfect for indoor-outdoor living and entertaining. A standout feature of the lounge is the stunning fireplace, which houses a wood-burning stove set atop a sleek slate hearth with solid timber surround, adding a cosy yet sophisticated touch. The room is beautifully finished with plush carpet flooring and recessed ceiling lighting that creates a warm, welcoming atmosphere. Additionally, radiators ensure the space is comfortably heated, making this lounge an ideal retreat for relaxation and social gatherings throughout the year.

Kitchen / Dining / Family

6.61m x 6.36m (21'8" x 20'10")

Step into a breathtakingly spacious heart of the home, where the kitchen blends seamlessly with the dining / family area and sun room, creating an expansive open-plan space perfect for modern living. Flooded with natural light from windows on three sides and glazed doors that open to the snug, this area is both inviting and luminous. The kitchen boasts high-quality fitted base, wall, and drawer units, accented with complementary work surfaces and a tasteful splashback. A standout feature is the attractive oil-fired gloss black Aga, enhancing both functionality and style. Additional amenities include a sink with hand spray mixer tap, integrated dishwasher, and sophisticated recessed ceiling lighting. The space is finished with a combination of elegant oak and Porcelanosa tile flooring. Adjacent, the dining/ family area offers ample space for a large dining suite, ideal for family meals and entertaining guests. This delightful area flows effortlessly into the sun room, ensuring a continuous, open feel that is suitable for both relaxation and socialising in a bright, welcoming environment. A further access leads directly through to the sitting room providing further amenity.

Sun Room

4.03m x 2.95m (13'2" x 9'8")

This panoramic retreat enjoys an expansive of glazing combined with a spacious vaulted ceiling and is beautifully integrated with the kitchen and dining area offering views of the surrounding gardens. The room is equipped with recessed ceiling lighting and a fan ceiling light, creating a bright and airy atmosphere throughout the day and evening. Warmth is provided by twin radiators, ensuring comfort in all seasons. The oak flooring adds a touch of natural elegance, complementing the outdoor views. Double doors open directly onto a decked area, seamlessly extending your living space into the outdoors and making this room perfect for relaxation or entertaining guests in a spectacular setting.

Snug / Bedroom Four

4.26m x 4.40m (13'11" x 14'5")

Step through lovely double doors into a spacious and comfortable room, where abundant natural light streams in through large picture windows on the front and side. This welcoming area is beautifully appointed with oak flooring and equipped with recessed ceiling lighting, creating a warm and inviting atmosphere. A radiator ensures the space remains cosy, making it an ideal setting for relaxing or entertaining guests in comfort and style. Alternatively, with replacement doors, this space could be utilised as a fourth guest double bedroom if necessary.

Utility

2.26m x 3.32m (7'4" x 10'10")

Designed for functionality, the utility room offers additional useful space, complete with a counter

worktop and ample storage units, all backed by practical splash back. This room is fully equipped for laundry needs, plumbed for a washing machine and providing space for a tumble dryer. There is also an integral fridge freezer. A window to the side allows for natural light and ventilation. Access to the boot room is made convenient through a door directly from the utility room. The space is finished with tiled flooring, recessed ceiling lighting, and a radiator to keep it warm and dry.

Boot Room

2.36m x 3.97m (7'8" x 13'0")

The boot room is designed to maximize convenience, providing excellent storage space for coats and footwear. It offers practical access to the WC, the driveway, and the garage through high-performance timber doors, streamlining your daily routine. The flooring is a thoughtful combination of durable oak and Matwell materials at the doorways to manage dirt and moisture effectively. The room is well-lit with recessed ceiling lighting and kept comfortable with a radiator. Additionally, the electrical switchgear is strategically located here, making it easily accessible for managing the home's power needs. This space is both functional and well-equipped, ensuring a tidy and efficient entry point to the home.

WC

1.74m x 1.07m (5'8" x 3'6")

The WC is stylishly designed for comfort and elegance, featuring a pedestal wash hand basin and a WC unit. It boasts luxurious full-height wall tiling that complements the tile flooring, enhancing the room's sophistication. A wall-hung vanity unit with a sink and chrome mixer tap adds a modern touch. For convenience, the space is fitted with recessed ceiling lighting, and an opaque window to the side ensures privacy while providing natural light. An extractor fan is installed to maintain a fresh environment, and a ladder towel radiator adds a practical yet stylish element for warmth and towel storage.

Landing

5.99m x 3.80m (19'7" x 12'5")

This generously sized landing serves as a central access point to the first-floor accommodations. It is naturally illuminated by a Velux window at the rear, which floods the area with natural light, enhancing the welcoming atmosphere. Carpeted flooring adds warmth and comfort underfoot, while recessed ceiling lighting ensures the space is well-lit at all times. Stylish triple oak doors hide a considerable storage space.

Principal Bedroom

5.14m x 5.23m (16'10" x 17'1")

Step into the luxurious principal en-suite bedroom, where comfort meets elegance. Velux windows on both sides flood the room with abundant natural light, creating a bright and airy atmosphere. The highlight of this space is the fabulous walk-in wardrobe, measuring 2.34m x 2.06m, offering extensive storage for a well-organized and clutter-free environment. The room is outfitted with plush carpet flooring for a soft, cosy feel underfoot. Recessed ceiling lighting provides a modern touch and ample illumination, while a radiator ensures the room remains warm and inviting. This principal bedroom is a true retreat, designed for relaxation and privacy in your own personal sanctuary.

En-Suite

2.13m x 2.04m (6'11" x 6'8")

Experience luxury in this high-specification bathroom, thoughtfully equipped with top-quality white sanitary ware. It features a sleek wall-hung vanity unit with ample drawer storage and a wash hand basin, complemented by a chic waterfall tap. The room includes a WC and a stylish back-to-wall double-ended bath, also fitted with a waterfall tap and a convenient shower attachment. The attractive tile flooring sets a refined tone, while recessed ceiling lighting illuminates the space beautifully. A wall mirror cabinet and a separate storage cabinet provide additional functionality and elegance while the chrome designer towel radiator adds a modern touch of luxury. A side-facing Velux window allows for natural light and ventilation, enhancing the serene and polished ambience of the bathroom.



masson
cairns

PLC

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents

Bedroom Two

3.54m x 6.03m (11'7" x 19'9")

This welcoming double bedroom is perfectly designed for relaxation and comfort. It features dual aspect Velux windows, ensuring the room is bathed in natural light and maintains a pleasant ambiance throughout the day. The soft carpet flooring enhances the cosy feel of the space, while ceiling lighting provides ample illumination for any time of day. A radiator keeps the room comfortably warm, creating an inviting retreat.

Bedroom Three

4.18m x 3.63m (13'8" x 11'10")

Bedroom three offers a comfortable double bedroom setup, ideal for relaxation and privacy. It features a window to the front and a Velux window to the side, allowing for a generous flow of natural light and creating a welcoming atmosphere. The room is equipped with soft carpet flooring and ceiling lighting that together enhance the cosy and inviting environment. A large integral storage wardrobe with both hanging and shelved options provides ample space for organisation and storage, making the room both functional and tidy. A radiator ensures the space is comfortably heated and conveniently, there is also a door that provides direct access to the shower room, adding to the practical layout of this delightful bedroom.

Jack and Jill Shower Room

1.92m x 2.34m (6'3" x 7'8")

This Jack and Jill shower room combines functionality with contemporary design, offering dual access from both the hallway and bedroom three. The space is luxuriously finished with full-height tiling, enhancing its sleek, modern appeal. High-quality fittings define the room, featuring a walk-in shower equipped with a refreshing rainforest head, providing an indulgent shower experience. A wall-hung vanity unit with drawers offers stylish and practical storage solutions, complemented by an integral wash hand basin and elegant waterfall tap. The room is well-lit by recessed ceiling lighting, and comfort is ensured with a towel radiator to keep linens warm. An illuminated mirror adds convenience and a touch of luxury, while a Velux window introduces natural light, contributing to the room's airy and open feel.

Garage

5.70m x 5.91m (18'8" x 19'4")

The large double garage is designed to combine functionality with convenience, equipped with an electric, remote-operated door for easy access. Inside, the garage is well-appointed with power and lighting, making it suitable for various uses beyond parking, such as a workshop or hobby space. Additional practical features include a pedestrian door leading directly into the boot room, facilitating easy and sheltered access to the main house. Another door opens to the rear garden, offering an alternative entryway that enhances the flow of movement around the property. Above, accessible via an extendable ladder, is a fully floored loft area and this space provides substantial storage and presents potential for further expansion, such as an additional living area or office, subject to the necessary consents.

Outside

Accessed via a tarmac driveway, the Ambræ garden grounds offer ample parking and turning space at the front of the property, blending convenience with curb appeal. The private rear garden, secluded by timber privacy fencing from neighbouring properties, has been creatively landscaped to enhance outdoor living and entertaining. It features decked seating areas with pergolas, perfect for gatherings or quiet evenings outdoors. The addition of an enchanting water feature adds a tranquil element to the space, complemented by a well-maintained lawn and a charming planted area that bursts with colour and life. The front garden presents a harmonious blend of lush lawn and mature trees, all beautifully framed by a decorative stone wall.

Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

EPC Rating C

Entry

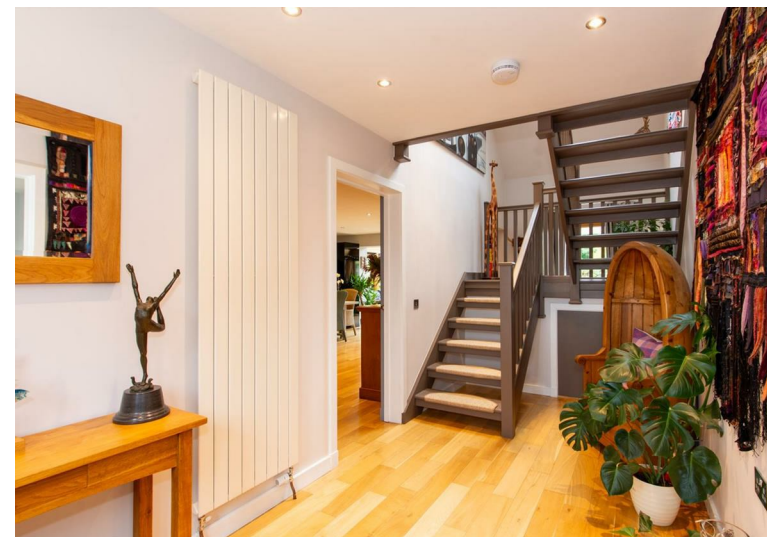
By mutual agreement.

Price

UNDER OFFER

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
www.massoncairns.com



masson
cairns EST

Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents



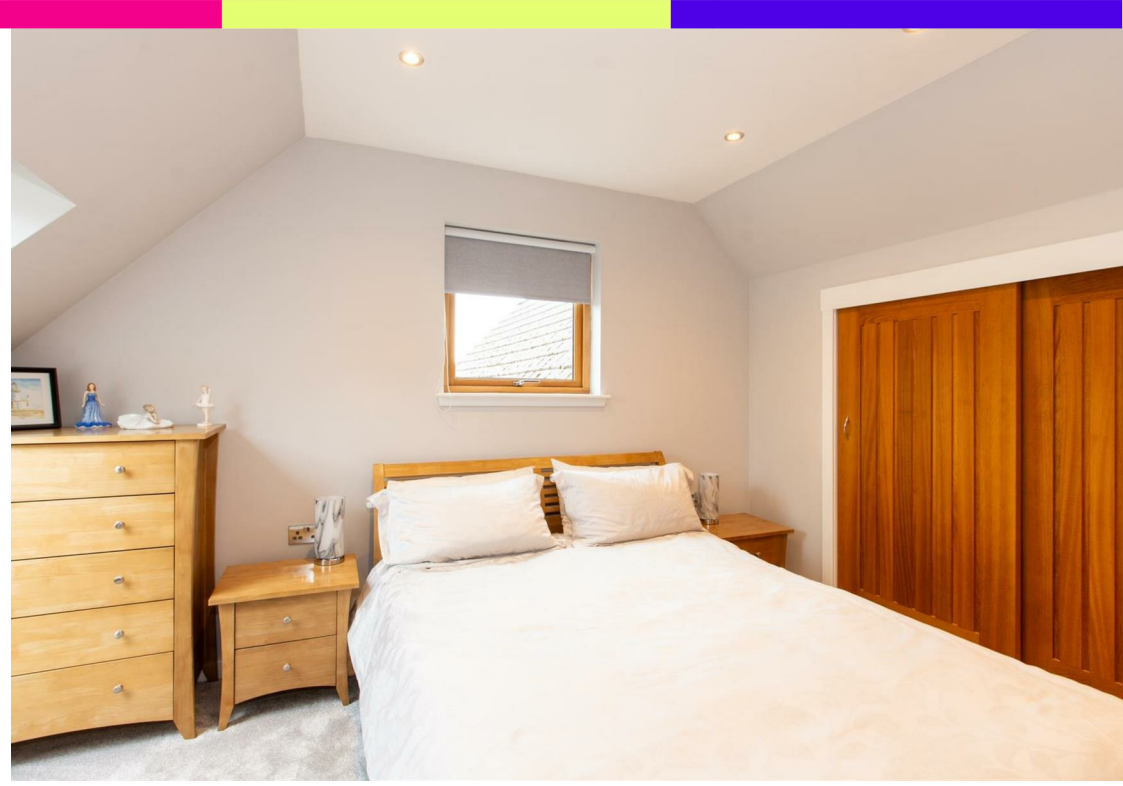
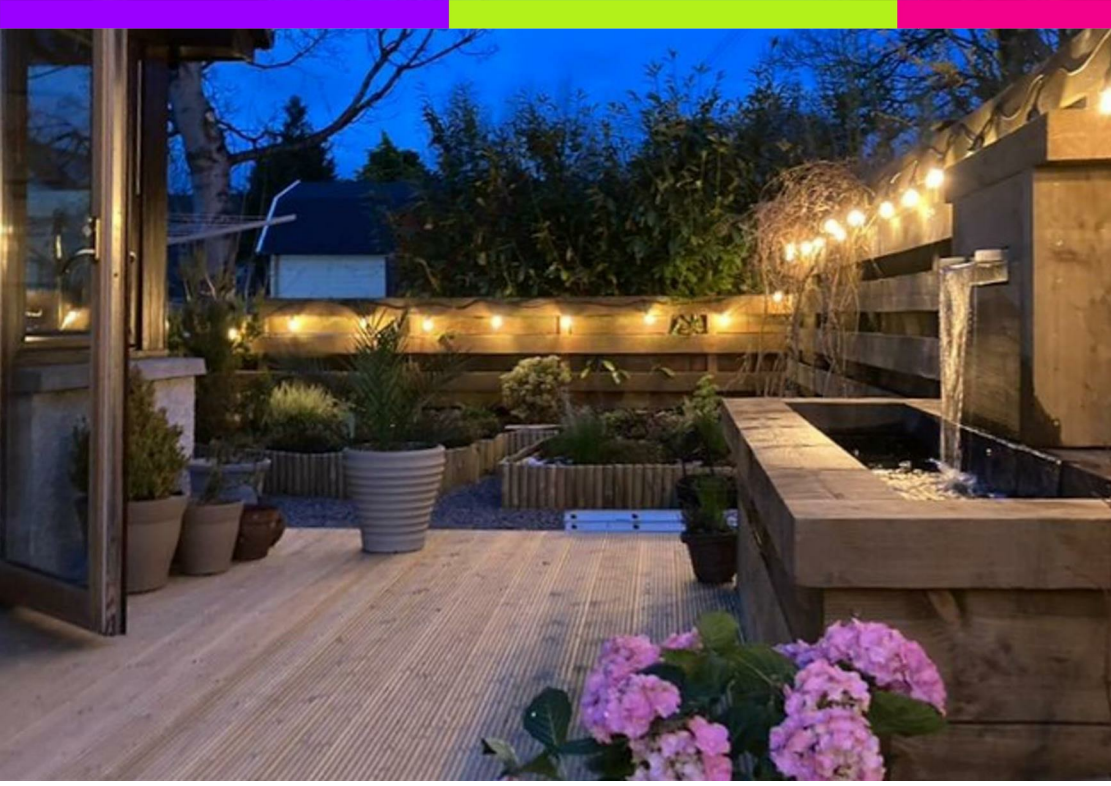


















FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 135.0 m² (1,453 sq.ft.) FLOOR 2 74.3 m² (799 sq.ft.)
 EXCLUDED AREAS : GARAGE 33.7 m² (363 sq.ft.) REDUCED HEADROOM 17.0 m² (183 sq.ft.)
 TOTAL : 209.3 m² (2,253 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



masson
cairns LLP

solicitors and estate agents

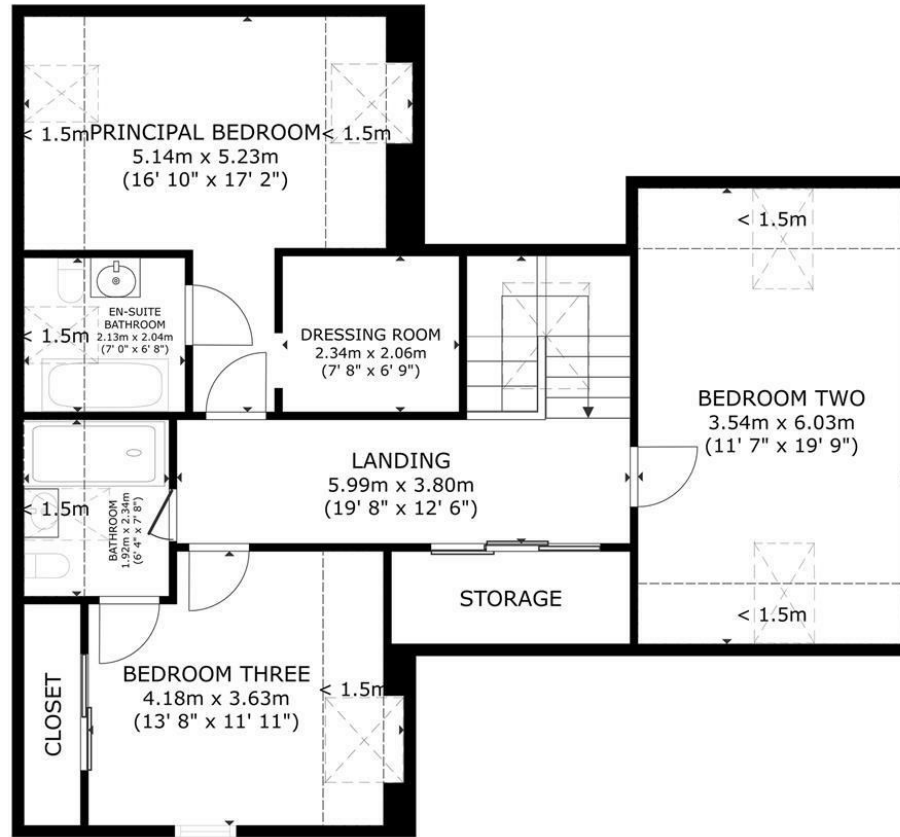
Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 135.0 m² (1,453 sq.ft.) FLOOR 2 74.3 m² (799 sq.ft.)
 EXCLUDED AREAS : GARAGE 33.7 m² (363 sq.ft.) REDUCED HEADROOM 17.0 m² (183 sq.ft.)
 TOTAL : 209.3 m² (2,253 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



masson
 cairns LD

solicitors and estate agents


Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

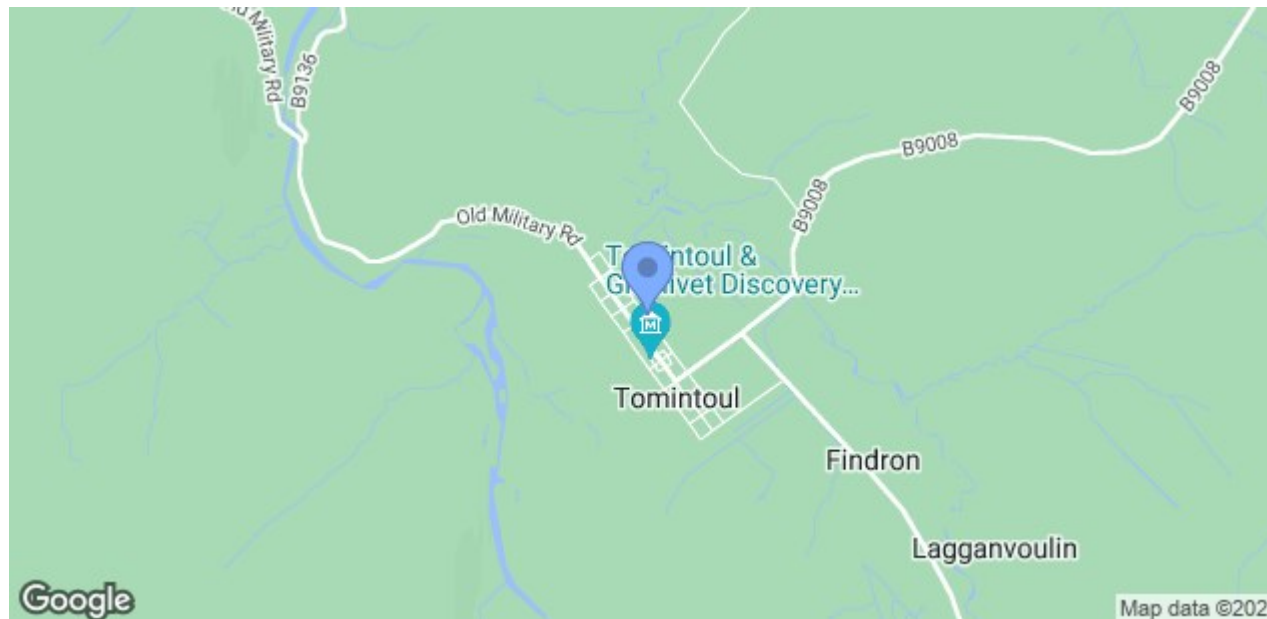
Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(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



masson
cairns PLC

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents