



**4 Bed Detached  
New Build,  
Tomnabat Lane,  
Tomintoul,  
Ballindalloch,  
AB37 9EZ**

Fixed Asking Price  
£495,000



Location  
1:2000



This stunning 4 bedroom new build combines contemporary design and quality craftsmanship. The luxurious interiors will be done to the highest standard and will appeal to the discerning buyer looking for a prestige family home. The house has been designed for modern open plan living with floor to ceiling windows maximising the light and creating a bright, airy home. The room sizes are generous and the accommodation well thought out, cleverly utilising all the space available to provide excellent storage. The open plan kitchen/dining room is the heart of the home. It provides a fantastic space which lends itself to the modern family's needs, as well as entertaining. The lounge is adjoined with a pocket door which gives the option of a separate lounge when required. The kitchen has a large breakfast bar and integrated appliances. There is ample space for a dining table and 8 chairs, with sliding doors opening to the patio. A ground floor guest room with ensuite, a utility room and a WC completes the accommodation. The impressive master bedroom offers an ensuite shower room and walk in wardrobe. Upstairs will offer 2 further double bedrooms and the contemporary bathroom, with separate shower enclosure. The detached garage will be fully lined, with an electric door and the drive will provide parking for 3 vehicles. The gardens are level and will be fenced and hydro seeded, with a patio running the width of the house. Situated in Tomintoul, within the mesmerising beauty of the Cairngorms National Park, this 4 bedroom detached home truly epitomises contemporary style.

- Contemporary bespoke architect designed home
- 4 double bedrooms, master with ensuite & dressing room, bathroom
- Level gardens, driveway, detached garage
- Lounge, open plan kitchen/dining room, utility, WC
- Luxury kitchen and bathrooms
- Land and build package



Viewing: Don't delay – get in touch with Tailormade Moves today to arrange a viewing

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