

masson cairns LTD

solicitors and estate agents

69a Main Street, Tomintoul, AB37 9HA

UNDER OFFER £245,000

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

UNDER OFFER - Set in the picturesque Highland village of Tomintoul, this substantial detached home offers a rare opportunity to enjoy life in the heart of the Cairngorms National Park. With a generous plot of circa 0.2 acres, and flexible living space, it's the perfect choice for those seeking a peaceful rural lifestyle surrounded by some of Scotland's most spectacular scenery. The homes scale, layout, and location provide an excellent foundation to create a home tailored to your style. Step inside via the welcoming entrance vestibule and into the bright, spacious sitting room – a comfortable space for both family time and entertaining. There is a well-proportioned kitchen and separate dining room, ideal for gathering around the table, while a practical utility room offers direct garden access. The ground floor also features two versatile bedrooms, one with an en-suite shower room perfect for family or guests, along with a family bathroom. Upstairs, a generous landing opens to three further bedrooms, including the principal bedroom with charming village and countryside views, served by a family bathroom. The thoughtful layout ensures plenty of space for family life or visiting friends. Outside, the sizeable garden is fenced and mainly laid to lawn, framed by mature trees and planting. A patio provides a sunny spot for outdoor dining or morning coffee and there is ample off-street parking for multiple vehicles. From your doorstep, explore scenic walks, wildlife, and the friendly village community. With space, potential, and a setting that's hard to match, this is an ideal opportunity to create your dream Highland home. 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.

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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
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 Vestibule
1.88m x 1.82m (6'2" x 5'11")
The entrance vestibule offers a practical and welcoming introduction to the home, with a solid timber front door flanked by glazed side panels that fill the space with natural light. There is ample room for coats, shoes, and storage, while an internal door with decorative glazed panels leads through to the main hallway, setting a bright and airy tone for the accommodation beyond.

Hallway
The hallway is bright and welcoming, offering a central link to the ground floor accommodation. Finished with carpet flooring, it features a staircase with timber balustrade leading to the upper level and there is direct access to the sitting room, kitchen, dining room, shower room, bathroom and ground floor bedrooms, ensuring a practical and well-connected layout.

Sitting Room
4.62m x 4.07m (15'1" x 13'4")
The bright and generously proportioned sitting room enjoys dual aspects with a large picture window to the front and sliding patio doors to the other side, flooding the space with natural light and offering direct access to the garden. A traditional fireplace with decorative surround provides a charming focal point, while the room offers ample space for both seating and display furniture. There is carpet flooring and wall lighting.

Kitchen
3.91m x 3.0m (12'9" x 9'10")
The kitchen offers a bright and functional space with a good range of timber base, wall and display units, complemented by ample worktop space and tiled splash backs. A large window fills the room with natural light while providing a pleasant outlook. The layout includes an integrated oven, hob with extractor, and stainless-steel sink with drainer, alongside generous storage solutions including open shelving and a wine rack. A central breakfast bar island provides additional workspace and informal dining, making the kitchen a practical and sociable hub of the home. There is under counter space for a larder fridge, space for a fridge freezer and plumbing for a dishwasher in addition to vinyl flooring and ceiling lighting.

Utility Room
1.79m x 2.99m (5'10" x 9'9")
The utility room provides additional workspace and storage, fitted with base units, a stainless steel sink with drainer, and plumbing for a washing machine and space for a tumble dryer. A window offers views over the surrounding countryside, while a timber door leads to the rear of the property. There is also handy shelving, vinyl flooring, ceiling lighting and a ceiling mounted pulley maid.

Dining Room
3.20m x 3.00m (10'5" x 9'10")
The dining room, conveniently positioned next to the kitchen, offers a comfortable and versatile space for family meals or entertaining guests. It is finished with soft carpet flooring for added warmth underfoot and is illuminated by ceiling lighting. A side-facing window allows natural light to brighten the room.

Bathroom
1.50m x 2.98m (4'11" x 9'9")
The bathroom is fitted with a three-piece suite comprising a WC, wash hand basin with twin taps, tiled splash back and shaver light in addition to a panelled bath with tiling and twin taps. Natural light flows in through the opaque window to the side there is ceiling lighting, and carpet flooring.

Bedroom Four
4.32m x 3.40m (14'2" x 11'1")
Bedroom four is a well-proportioned double room, featuring a large window that brings in excellent natural light. It includes a spacious

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integral wardrobe with sliding doors, providing ample hanging and shelving storage. The room is finished with carpet flooring and ceiling lighting. A further door leads to the en-suite shower room.

En-Suite Shower Room
1.33m x 3.00m (4'4" x 9'10")
The en-suite shower room is bright and functional, comprising a WC, pedestal wash hand basin with tiled splash back and shaver light as well as a corner shower enclosure with tiled surround. An opaque window to the side allows in natural light while maintaining privacy, and there is fitted carpet flooring along with wall-mounted shelving for handy storage.

Bedroom Five / Home Working Space
2.91m x 3.04m (9'6" x 9'11")
Bedroom five is another generous double room, finished with carpet flooring and ceiling lighting. Its versatile layout makes it equally well-suited as a comfortable bedroom or a quiet and private home working space.

Landing
The bright and airy landing serves as a central hub to the upper-floor accommodation, offering access to the surrounding bedrooms and bathroom. Natural light streams in through a large window, creating a pleasant spot that could easily accommodate a small seating area or reading nook. The space is finished with carpet flooring and ceiling lighting.

Principal Bedroom
3.60m x 3.86m (11'9" x 12'7")
The principal bedroom is a generously proportioned space, enhanced by a large picture window that frames attractive views and fills the room with natural light. Excellent storage is provided by two integral double wardrobes, each offering a combination of hanging and shelved space. The room is finished with soft carpet flooring and ceiling lighting.

Bedroom Two
3.17m x 3.86m (10'4" x 12'7")
Another well-proportioned bedroom, this room benefits from twin double integral wardrobes providing extensive hanging and shelved storage. A large window draws in natural light, while the carpet flooring and ceiling lighting add to the warm and comfortable feel.

Bedroom Three
3.29m x 2.73m (10'9" x 8'11")
A cosy single bedroom featuring twin Velux windows that fill the space with natural light and a loft hatch for additional storage access. Finished with carpet flooring and ceiling lighting.

Bathroom
2.03m x 2.42 (6'7" x 7'11")
The bathroom is fitted with a three-piece suite comprising a bath with tiled splashback, a WC, and a pedestal wash hand basin with shaver light. A Velux window fills the space with natural light, while carpet flooring and ceiling lighting complete the room.

Outside
The property enjoys generous outdoor space of circa 0.2 acres, mainly laid to lawn and bordered by a mix of mature trees and fencing, offering both privacy and a pleasant outlook. A paved patio provides an ideal spot for outdoor seating or dining, while the surrounding grounds offer ample space for recreation or gardening. There is also convenient off-street parking for multiple vehicles.

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

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
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Moray
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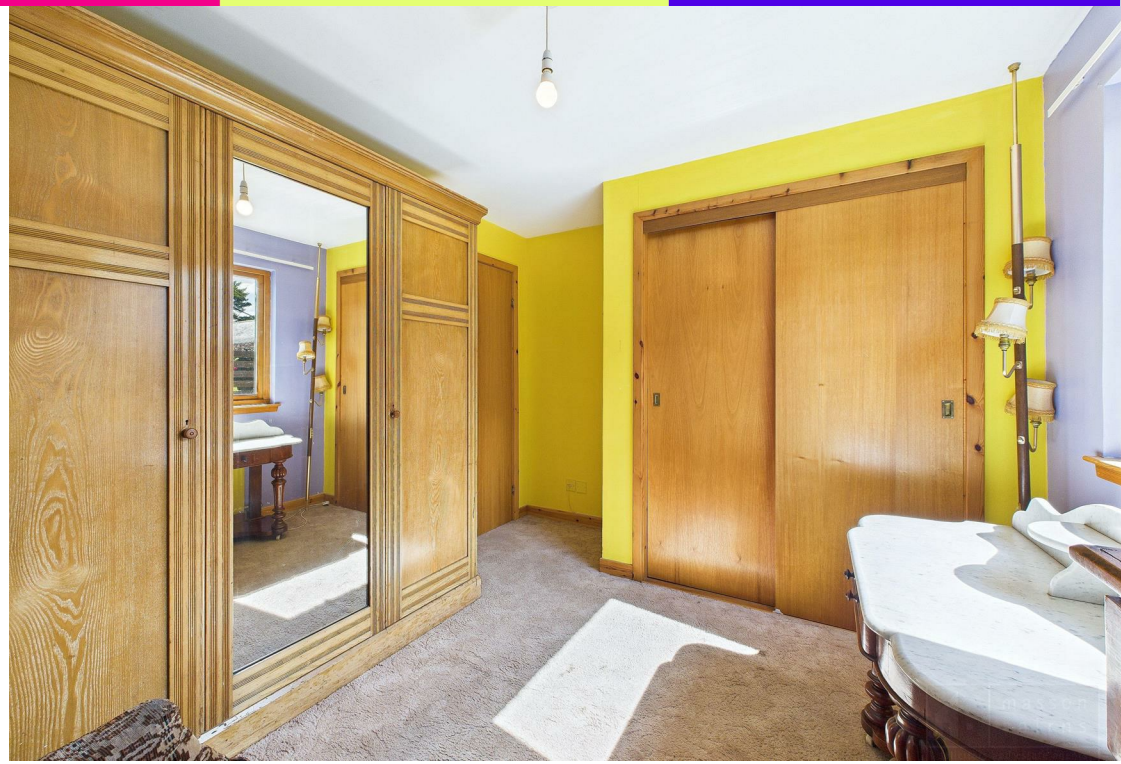



TEFAL



















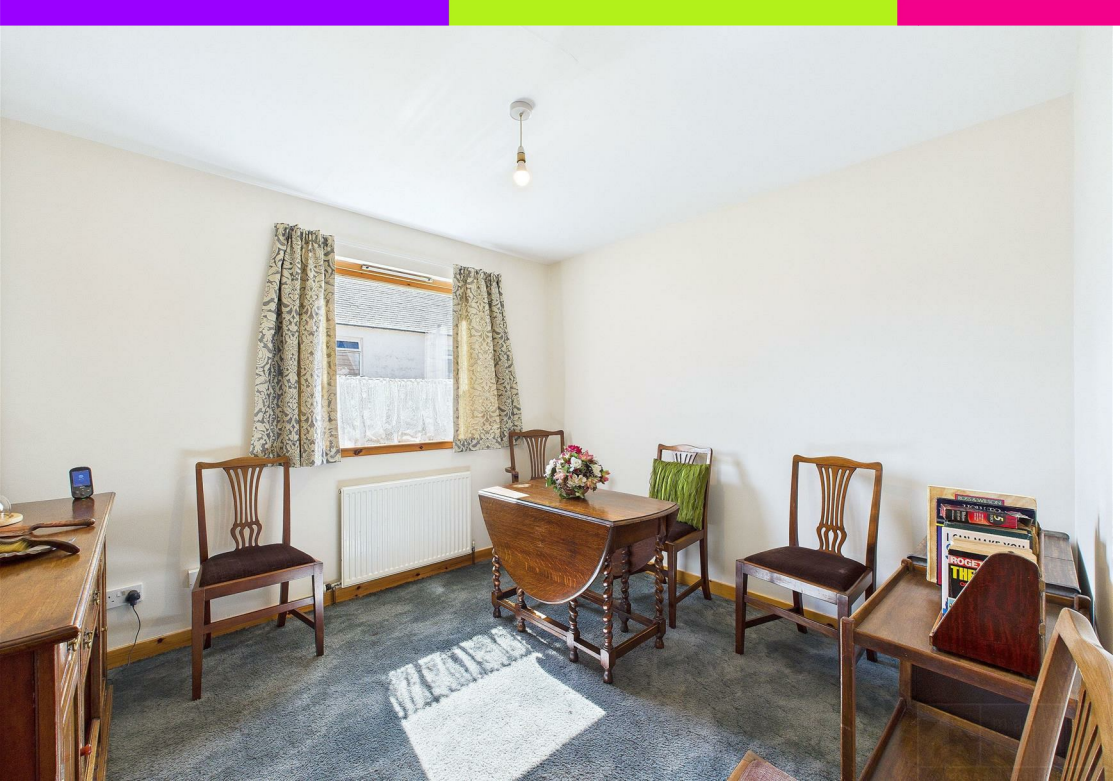








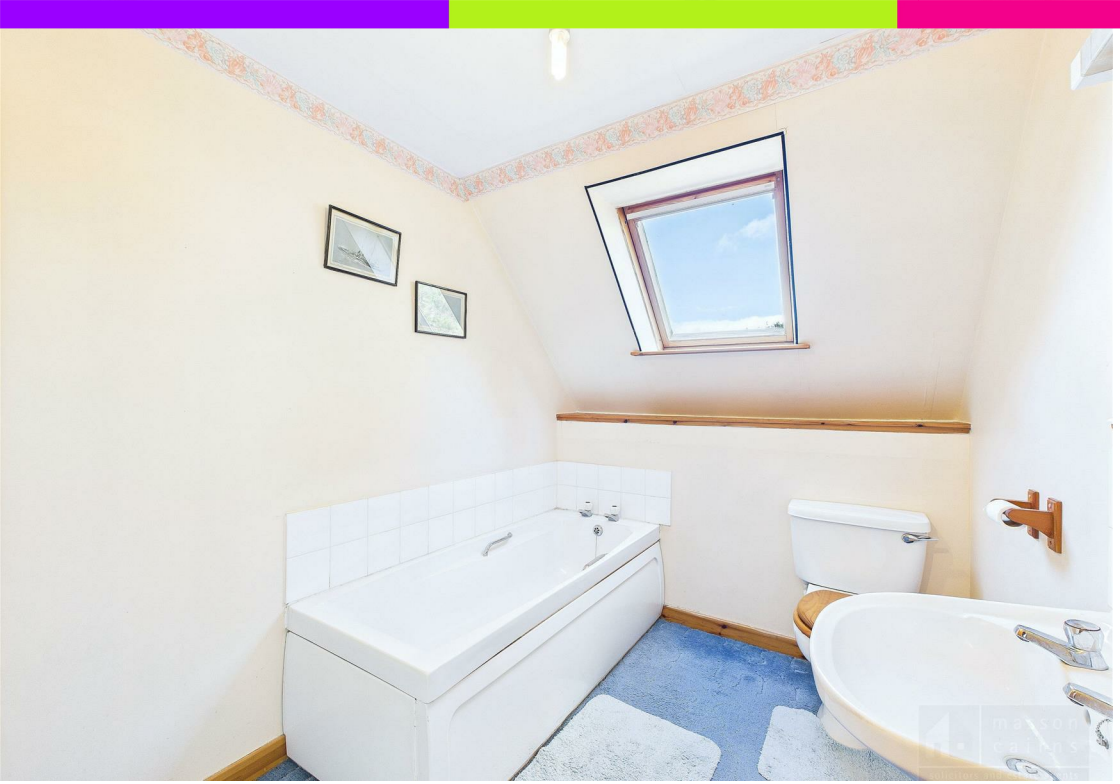


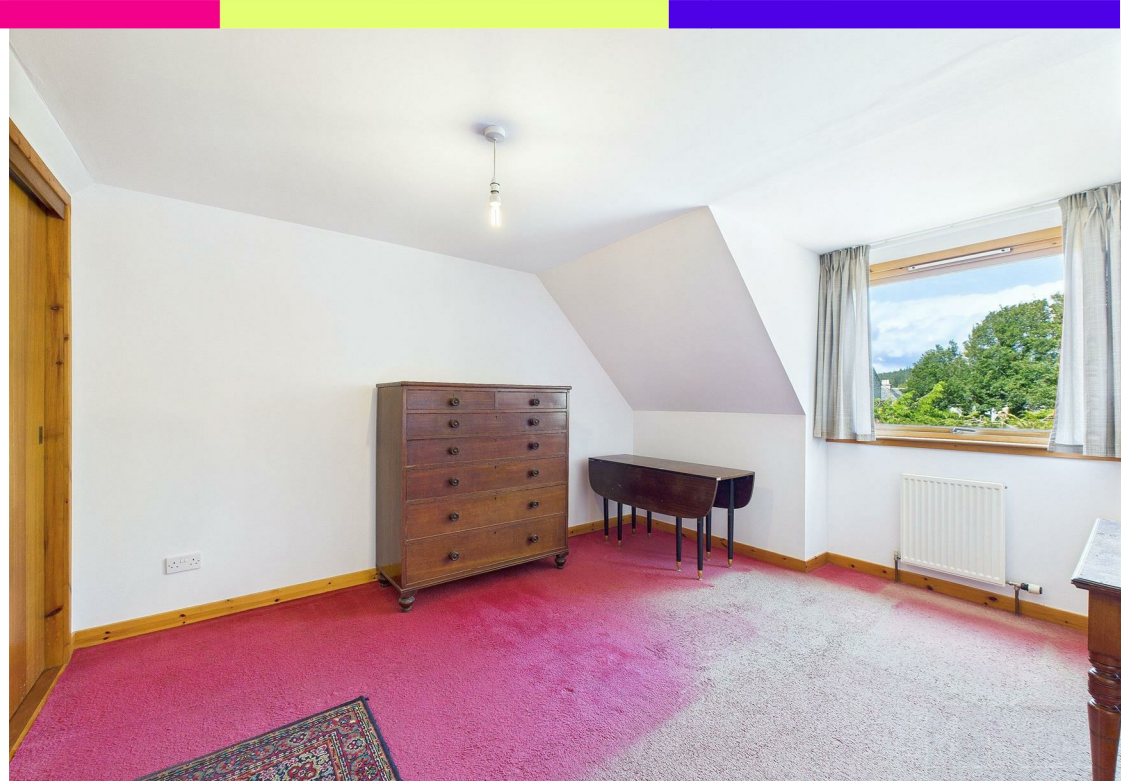














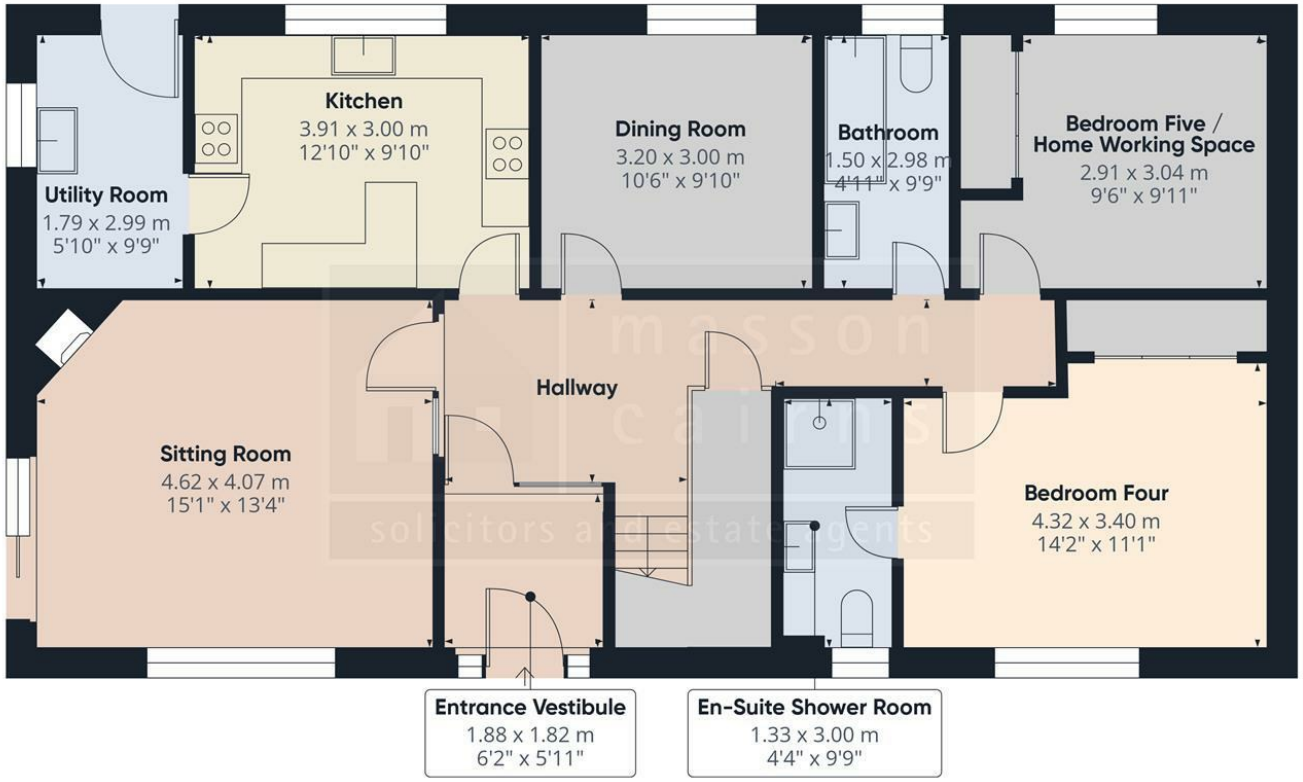





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Floor 0

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Approximate total area(1)

98.8 m²
1063 ft²

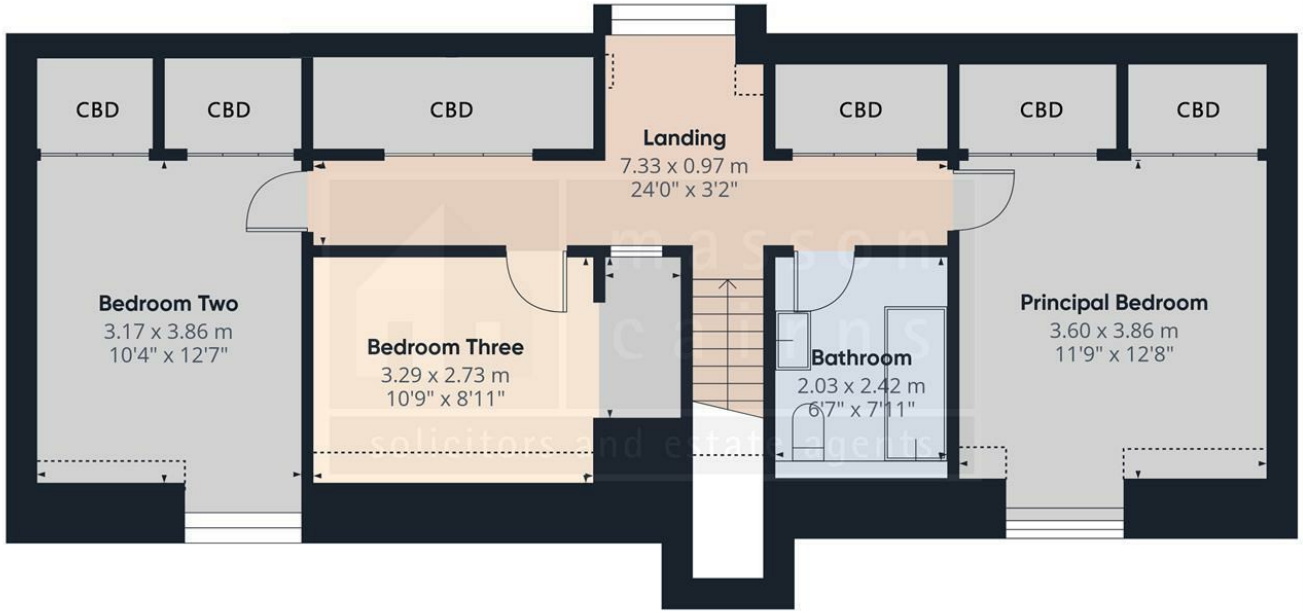
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

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Approximate total area(1)

63 m²
677 ft²

Reduced headroom

2.6 m²
28 ft²

(1) Excluding balconies and terraces

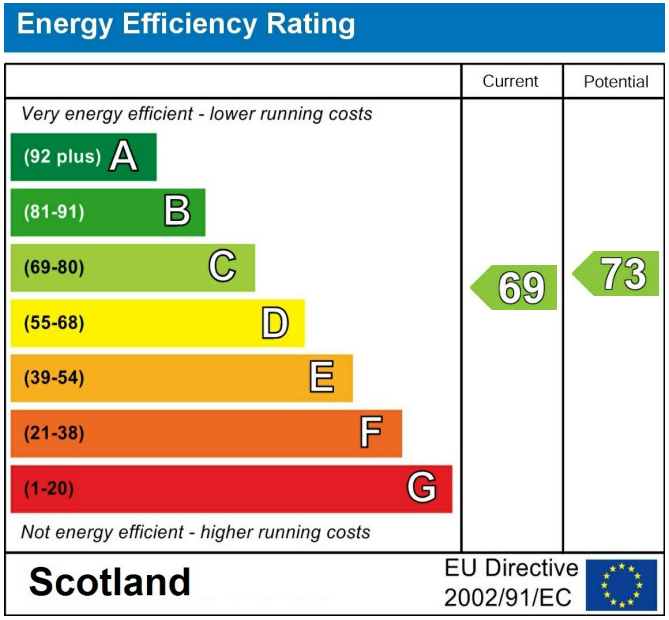
Reduced headroom
..... Below 1.5 m/5 ft

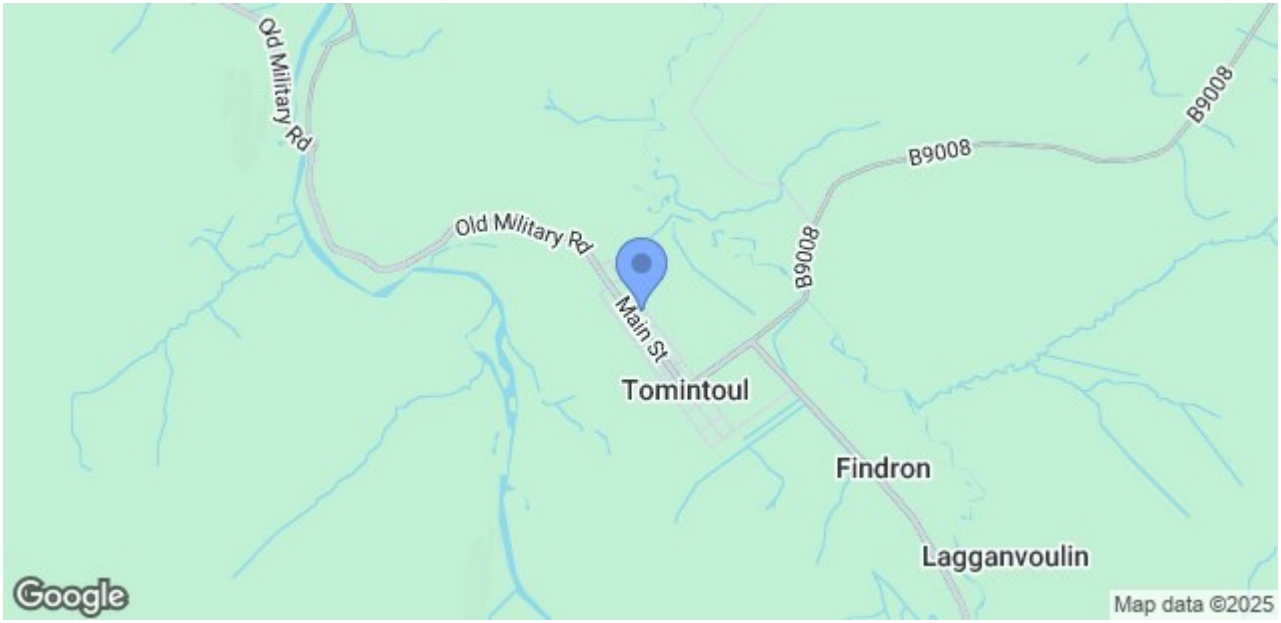
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters

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