

masson cairns LTD

solicitors and estate agents

87A Main Street, Tomintoul, AB37 9HA

Offers Over £140,000

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

Set on the Main Street in the Highland village of Tomintoul, within the Cairngorms National Park, 87A is a three-bedroom terraced home with a generous rear garden. Requiring some updating and redecoration, it offers scope to create a home to individual taste. Village shops, cafés and a primary school are complemented by walking and cycling on the Glenlivet Estate and skiing at the nearby Lecht. The front door opens into a hallway with laminate flooring, understair storage and stairs to the first floor. The sitting room has a broad front-facing window, carpet flooring, pendant lighting and a fireplace set on a tiled hearth with a matching surround, flanked by shelving alcoves. To the rear, the kitchen/dining room provides wood-effect wall, base, drawer and tall units, contrasting work surfaces, tiled splashbacks and a breakfast bar. A stainless steel sink and drainer sits beneath the rear-facing window, with appliance spaces and an extractor hood above the cooker position. A rear door opens onto a small raised terrace with steps to the garden. A bathroom off the hallway has a window for natural light and completes the ground floor. Upstairs, the landing has a window, built-in storage and a loft hatch. Bedroom one is a double overlooking village rooftops towards the hills, with built-in cupboards. Bedroom two is a further double to the rear, while bedroom three provides a smaller bedroom or a home office, with built-in storage and countryside views. All three bedrooms have carpet flooring. Outside, the front has hardstanding and a paved approach. The long rear garden contains mature trees, established planting, areas of grass and a path, with scope to develop seating areas and vegetable beds. EPC D, Council tax A, Home report available from massoncairns.com

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Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ
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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 mountain biking in the summer.

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 D

Hallway
The partially glazed front door opens into a hallway with laminate wood flooring, coat hooks and useful understair storage. Doors lead to the ground-floor accommodation, while a carpeted staircase rises to the first floor.

Sitting Room
3.41m x 4.50m (11'2" x 14'9")
A well-proportioned sitting room with a broad front-facing window, carpet flooring and pendant lighting. A tiled fireplace provides a focal point, with shelved alcoves on either side and space for comfortable seating.

Kitchen / Dining
2.91m x 4.82m (9'6" x 15'9")
Overlooking the rear garden, the kitchen has wood-effect base, wall, drawer and larder units, contrasting work surfaces, tiled splashbacks and a breakfast bar for informal dining. There is a stainless steel sink and drainer, an extractor hood and spaces for freestanding appliances. Tile-effect flooring and ceiling spotlights complete the room, while an external door opens with steps to the garden.

Shower Room
1.82m xc 2.04m (5'11" xc 6'8")
Situated off the hallway, the shower room comprises a large walk-in shower with a glazed screen and electric shower, a WC and a wash hand basin set within a vanity storage unit. White tiling, laminate wood flooring and an opaque rear-facing window complete the room.

Landing
The carpeted landing benefits from natural light through a front-facing window, together with a built-in storage cupboard, ceiling spotlights and a loft hatch that provides access to a large insulated loft area. Doors provide access to all three bedrooms.

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Bedroom One
2.66m x 4.10m (8'8" x 13'5")
A bright double bedroom with a broad front-facing window overlooking village rooftops towards the hills. There are built-in storage cupboards, carpet flooring and a ceiling fan with integrated lighting.

Bedroom Two
3.70m x 3.30m (12'1" x 10'9")
A generously proportioned double bedroom with a rear-facing window enjoying views towards the surrounding countryside. There is carpet flooring, ceiling lighting and space for freestanding bedroom furniture.

Bedroom Three
2.40m x 3.53m (7'10" x 11'6")
A rear-facing bedroom with countryside views and a useful built-in storage cupboard. There is carpet flooring and ceiling lighting.

Outside
To the front, a paved pathway leads to the entrance, alongside an area for off street parking, gravelled borders and established planting. Steps descend from outside the kitchen to a generous rear garden bordered by timber fencing. The garden extends away from the house and contains areas of grass, mature trees and established shrubs, with a pathway leading towards a timber shed and separate rear access. There are views towards the surrounding countryside, while the size of the garden provides scope for seating areas, vegetable beds and further planting.

Services
It is understood that there is mains water, drainage and electricity. There is electric heating and solar pv panels.

Entry
By mutual agreement.

Price
Offers over £140,000 are invited

Viewings and Offers
Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns
Strathspey House
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Moray
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What Three Words Location
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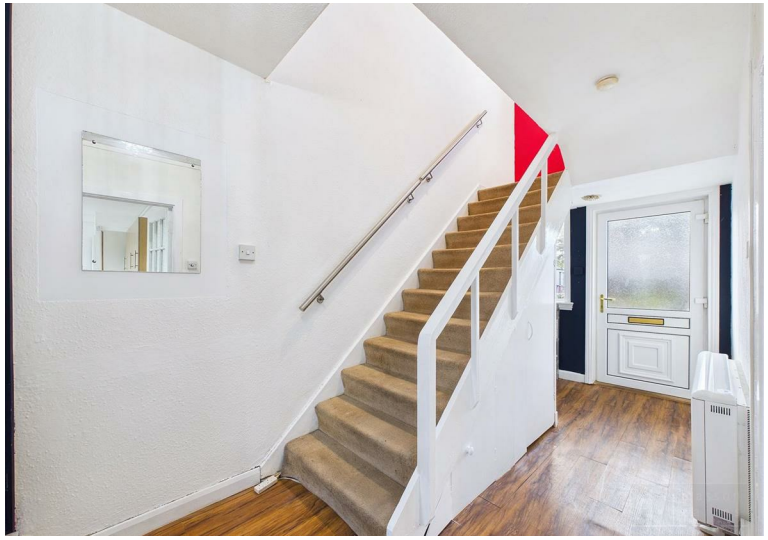

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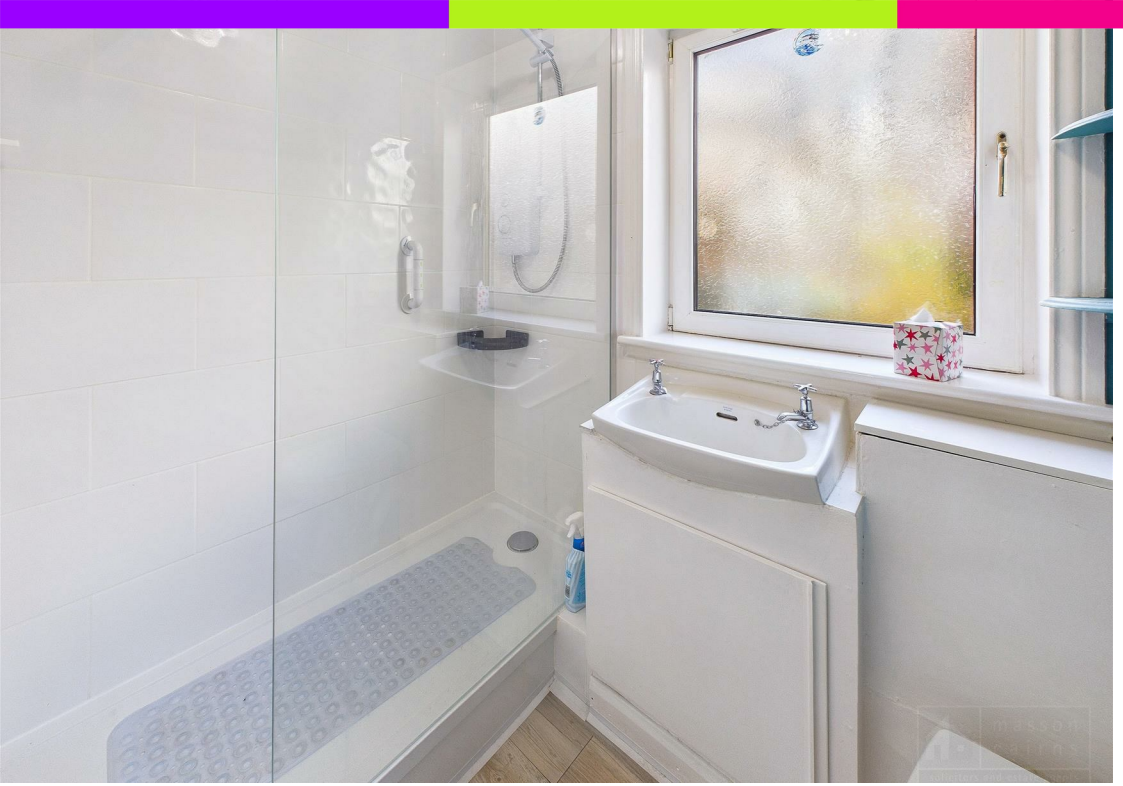








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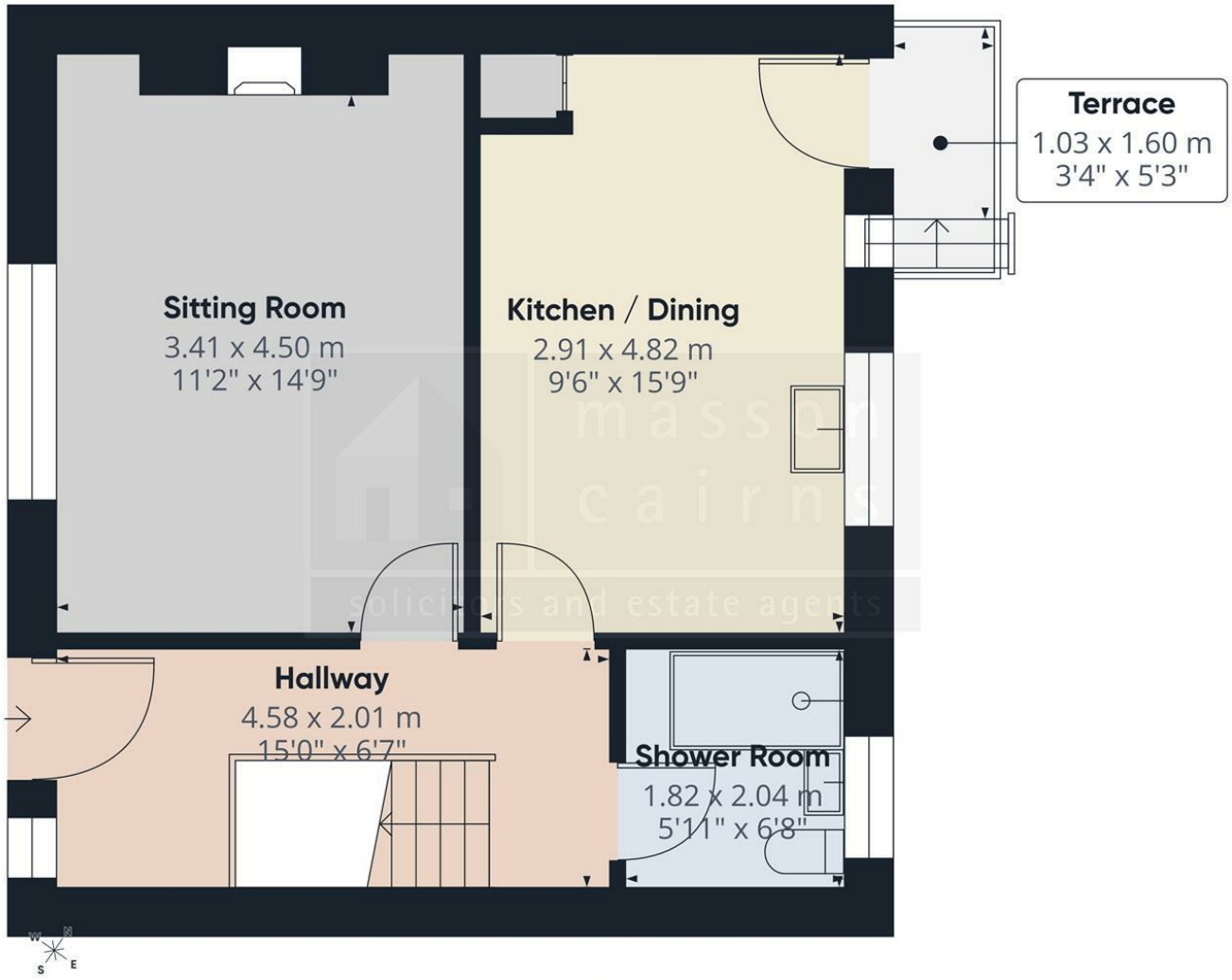

Floor 0

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Approximate total area(1)

43.2 m²
465 ft²

Balconies and terraces

2.2 m²
24 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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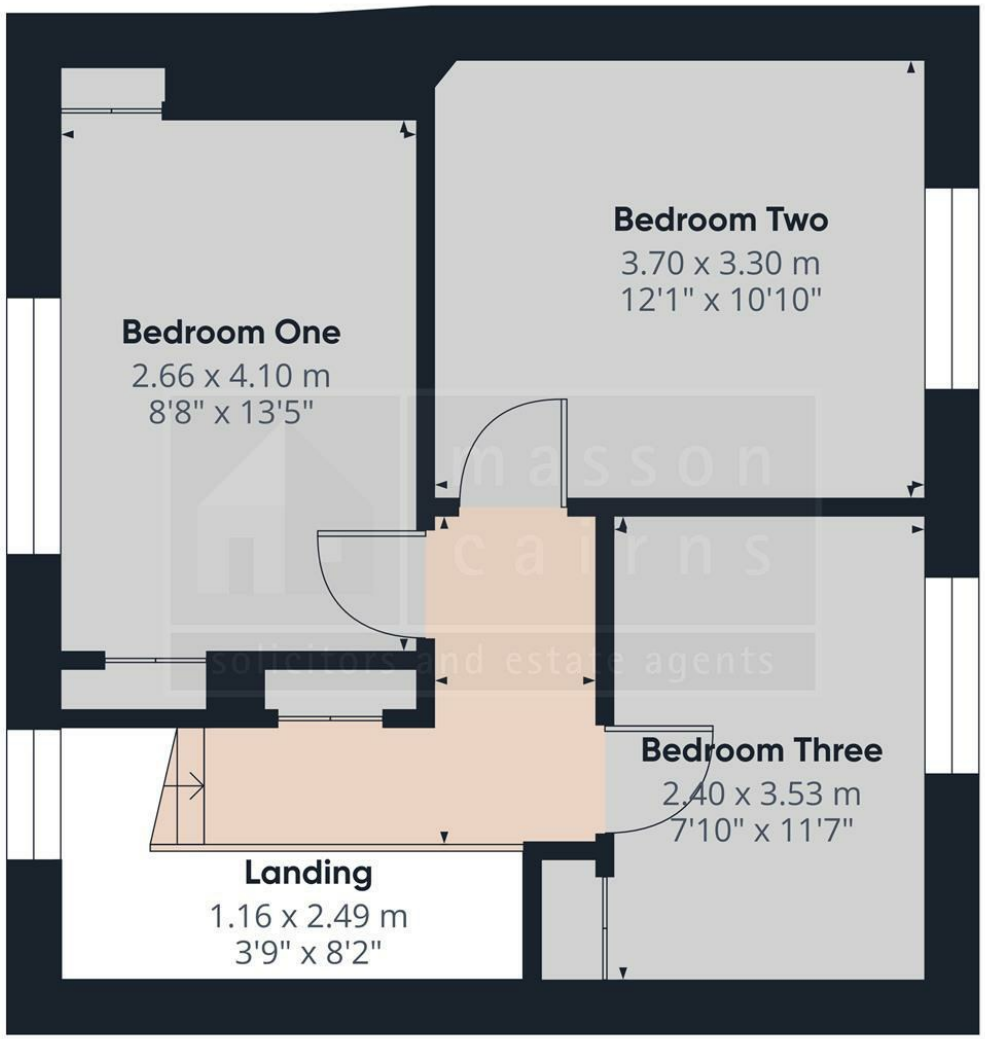

Floor 1

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Approximate total area(1)

37.8 m²
404 ft²

(1) Excluding balconies and terraces

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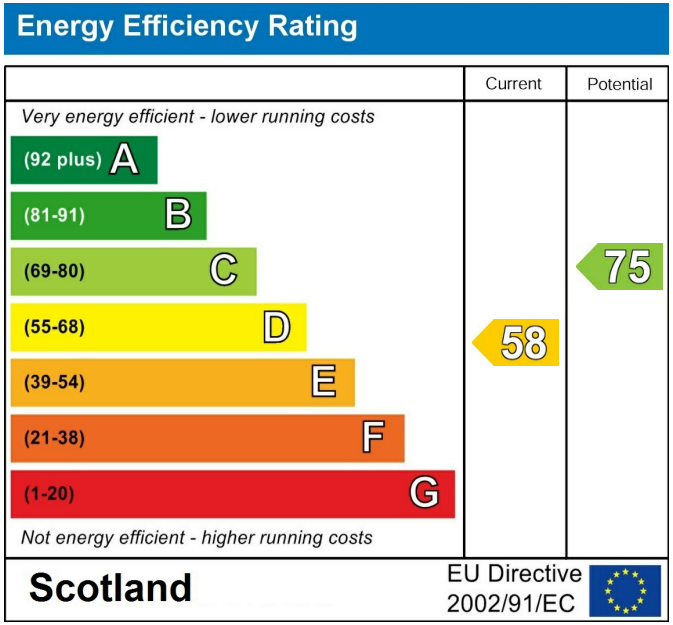



While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters

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