



masson
cairns ESTD 1988

solicitors and estate agents

Craigmyle Tomintoul, AB37 9EQ

Offers Over £230,000

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

This three-bedroom detached bungalow is perfectly positioned just outside Tomintoul, the highest village in the Highlands, boasting spectacular views and tranquil surroundings. The property's accommodation is well-designed, featuring a bright sitting room where large windows flood the space with natural light, enhancing the stunning views. The kitchen is leads to a practical rear porch. The home offers three bedrooms with built-in wardrobes and there is a bathroom. Externally, the property includes an integral garage, adding further storage options or secure parking. It sits on a sizeable plot of approximately 0.4 acres, offering ample outdoor space. This charming bungalow not only provides a comfortable living environment but also capitalises on its scenic Highland setting, making it an ideal home for those looking to enjoy the beauty and peace of the area. EPC Rating E, 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.

Offers Over £230,000



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

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 Granttown 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 E

Entrance

2.21m x 1.13m (7'3" x 3'8")

Enter through a timber door, accented with a glazed side panel, into a welcoming vestibule with cork tile flooring and soft ceiling lighting. This space offers room for shoes and outerwear. A low-level cupboard houses the electrical consumer board. From here, a further glazed door leads into the hall, seamlessly connecting the entrance to the rest of the home.

Hall

The T-shaped hall features carpet flooring and ceiling lighting. It includes a cupboard that provides both hanging and shelved storage. Additionally, a loft hatch offers access to the attic.

Sitting Room

4.86m x 5.26m (15'11" x 17'3")

The sitting room is a bright, inviting space with twin aspect windows that fill the room with natural light. It features an open fireplace with a brick surround and hearth and there is carpet flooring and ceiling lighting.

Kitchen

2.94m x 4.50m (9'7" x 14'9")

The kitchen has a range of base cabinets, wall units, and drawers, all complemented by worktops and some tiled splashbacks. A one and a

half bowl stainless steel sink with a drainer is ideally positioned under twin windows, providing a lovely view of the rear garden. There is good storage highlighted by a double shelved larder cupboard that offers ample space for groceries and kitchen essentials. The floor is covered with vinyl wood-effect flooring, ceiling lighting ensures the space is well-lit for cooking and meal preparation while a door from the kitchen leads to the rear porch, providing convenient access to the outdoors and garage.

Rear Porch

2.97m x 2.65m (9'8" x 8'8")

Steps from the kitchen descend to the rear porch area with a door that opens directly into the garden, allowing for easy access to outdoor living spaces. A rear-facing window offers natural light. Additionally, an opening leads into the integral garage, offering convenient indoor access to vehicles or additional storage space.

Bathroom

1.68m x 3.43m (5'6" x 11'3")

There is a pedestal wash hand basin complete with a chrome mixer tap and a wall mirror above. Beside it, the room includes a standard WC and a conveniently placed shaver socket. An opaque window to the rear ensures privacy while allowing in natural light. There is a bath with tiling and equipped with a chrome mixer and a shower. The floor is covered with wood-effect vinyl flooring and there is ceiling lighting in addition to a chrome towel radiator.

Bedroom One

3.06m x 4.55m (10'0" x 14'11")

This double bedroom boasts a window to the front, providing lovely views and allowing natural light to brighten the space. It features two integral storage wardrobes. The room is carpeted and has ceiling lighting.

Bedroom Two

3.64m x 3.63m (11'11" x 11'10")

This double bedroom features a window to the rear that brings in natural light and offers a view of the outdoor surroundings. The room is fitted with carpet flooring and ceiling lighting, which ensures the room is well-lit. Additionally, an integral storage wardrobe is included, offering convenient storage.



masson
cairns PLC

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

Bedroom Three

3.06m x 4.55m (10'0" x 14'11")

The third bedroom enjoys ample natural light gained through a large picture window to the rear in addition to the ceiling lighting. There is carpet flooring and an integral wardrobe providing hanging and shelved storage.

Garage

2.97m x 5.52m (9'8" x 18'1")

There is a concrete base, power and lighting. An up-and-over door offers easy access while a window on the side of the garage allows natural light to enter.

Outside

The property boasts beautifully landscaped gardens, accessible through two gated entrances. A driveway leads to ample parking space and a garage, providing both convenience and amenity. The front gardens are predominantly laid to lawn, creating a lush, green space that's well-maintained and visually appealing. These gardens are richly adorned with mature trees and shrubs, and feature a charming rockery that adds texture and interest. The rear gardens are also laid to lawn and thoughtfully planted, offering a peaceful and private outdoor retreat with a handy timber storage shed for storage. The gardens are bounded by post and wire fencing, with additional hedging and tree planting that enhance the sense of seclusion and tranquillity. The entire garden area extends to approximately 0.4 acres, providing a spacious and inviting environment for relaxation, play, and outdoor gatherings. This well-planned garden layout harmonises natural beauty with functional outdoor living space.

Services

It is understood that there is mains water and electricity. Drainage to a septic tank. Broadband available. There is oil fired central heating.

Entry

By mutual agreement.

Price

Offers over £230,000 are invited

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be

submitted to:-Masson Cairns
Strathspey House
Grantown on Spey
Moray
PH26 3EQ
Tel: (01479) 874800
Fax: (01479) 874806
Email: property@lawscot.com
www.massoncairns.com



masson
cairns EST

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>





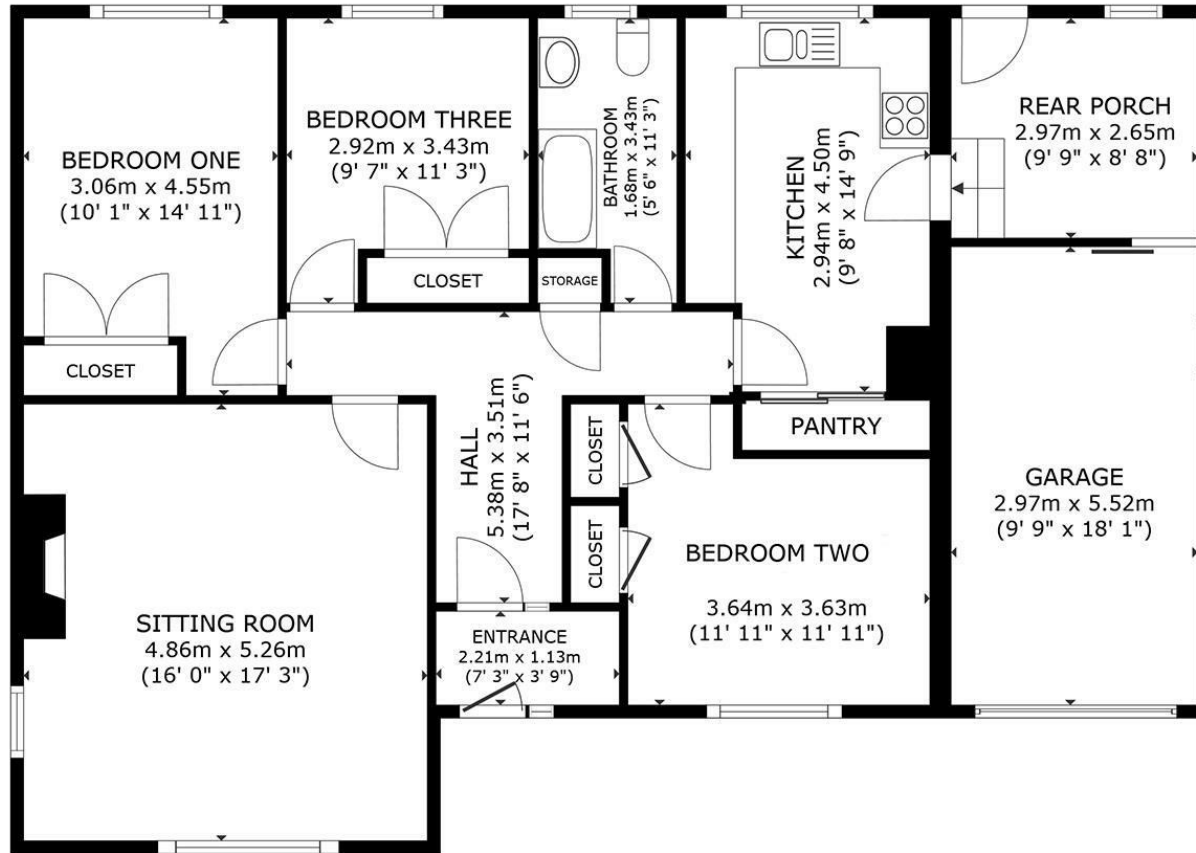












FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR PLAN 108.6 m² (1,169 sq.ft.)
 EXCLUDED AREAS : GARAGE 16.4 m² (177 sq.ft.)
 TOTAL : 108.6 m² (1,169 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



masson
cairns LD

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	52	
(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