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solicitors and estate agents

Nia Roo, The Square, Tomintoul, AB37 9ET

Offers Over £195,000

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

Discover this enchanting stone and slate-roofed three-bedroom detached Highland cottage, perfectly positioned in a sought-after village along the North East 250 and Snow Roads. This extended cottage blends spacious living with a cosy ambiance, providing a quality living space across two floors. The interior showcases well-proportioned and generous rooms filled with character, including a welcoming hall, a stylish bathroom, a sitting room with a charming inset fire place, a modern kitchen equipped with a breakfast bar, and three sizeable double bedrooms. As you step inside, the cottage captivates with its unique combination of contemporary style and preserved period features, crafting a home that is both distinctive and equipped with modern comforts. The exterior features a courtyard garden at the rear, offering a secluded spot for relaxation, while the front faces the picturesque village square, adorned with expansive grassy areas and mature trees. Having served as a successful holiday let, this property is equally suited as a wonderful family residence, promising a lifestyle of charm and convenience. Viewing is highly recommended. EPC Rating 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 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

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EPC Rating E

Hall

Enter through a UPVC glazed panel door into a cosy and inviting entrance hall, seamlessly connecting to the lounge, the first bedroom, and bathroom. Carpeted stairs lead to the upper floor, enhancing the home's warm ambiance. The space is completed with engineered wood flooring and elegant ceiling lighting, setting the perfect tone.

Sitting Room / Dining

3.73m x 5.01m / 1.69m x 3.05m (12'2" x 16'5" / 5'6" x 10'0")
Experience the charm of this delightful sitting room, centered around a decorative fireplace with a stylish tiled hearth and elegant timber surround. Deep windows at both the front and rear bathe the space in natural light, offer charming display areas, and present excellent views over the village square. A door leads to the kitchen/breakfast room, complemented by quality engineered wood flooring and tasteful ceiling lighting. The lounge also features a dedicated dining area at the rear, spacious enough for a large table and chairs, making it an ideal setting for entertaining family and friends.

Kitchen / Breakfast Room

4.28m x 4.67m (14'0" x 15'3")
Discover the heart of the home in this spacious and luminous kitchen/breakfast room, expertly designed for both functionality and style. It boasts an array of chic base, drawer, and wall units complemented by striking black worktops and contemporary tiling. A

modern sink with a chrome mixer tap is strategically placed under a window overlooking the private courtyard garden to the rear. The kitchen features a convenient breakfast bar, a induction hob with an illuminated extractor above, and an integrated oven, perfect for culinary adventures. A door opens directly to the rear garden, inviting the option of alfresco dining in the sunshine while an additional window at the front enhances the room's brightness in addition to ceiling lighting and tile-effect laminate flooring which add the finishing touches to this welcoming space.

Utility

4.66m x 1.69m (15'3" x 5'6")

The utility room, positioned at the rear of the property, offers superb practicality with an array of base units paired with matching worktops for a cohesive look. Equipped with plumbing for a washing machine and space for a tumble dryer, it caters to all your laundry needs. Housing the oil-fired boiler, this room ensures your home is comfortably heated. A window to the rear allows natural light to flow in, while a door provides direct access to the patio area, blending indoor utility with outdoor convenience. Vinyl flooring and ceiling lighting complete this essential space, combining functionality with ease of maintenance.

Bathroom

2.33m x 2.26m (7'7" x 7'4")

Start your day in a beautifully appointed bathroom designed for comfort and convenience. This elegant space features a WC, a pedestal wash hand basin with twin chrome taps, and a bath equipped with an electric shower unit, glass screen, and harmonious tiling that enhances the room's aesthetic appeal. An opaque window to the rear welcomes natural light, adding a peaceful ambiance. The bathroom is outfitted with easy-to-maintain tiled flooring, ceiling lighting for a bright atmosphere, and a wall-mounted vanity unit paired with a mirror for added convenience.

Principal Bedroom

4.21m x 4.33m (13'9" x 14'2")

This spacious ground-floor bedroom offers a tranquil retreat, featuring a window that frames the picturesque views of the village square. It's designed for both comfort and functionality, with two integral press cupboards providing storage space. The room is finished with engineered wood flooring and soft ceiling lighting, creating an inviting atmosphere.



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Landing

The carpeted stairs lead to a light-filled landing, serving as the gateway to the additional bedrooms. A window to the front bathes the space in natural light, enhancing the welcoming atmosphere and there is a large cupboard for extra storage, maintaining an organised and clutter-free environment.

Bedroom Two

5.43m x 3.43m (17'9" x 11'3")

This bright double bedroom features a dormer window to the front, flooding the space with natural light and creating an airy ambiance. It comes equipped with a storage wardrobe, offering both hanging and shelved options for efficient organisation of clothes and belongings. The room is illuminated by ceiling lighting, enhancing its welcoming feel, while engineered wood flooring adds a touch of elegance and easy maintenance.

Bedroom Three

4.22m x 3.43m (13'10" x 11'3")

This additional double bedroom boasts a charming dormer window to the front of the property, inviting ample natural light and offering a quaint view. It features a wardrobe that provides convenient hanging and shelved storage, catering to organisational needs in addition to engineered wood flooring underfoot and ceiling lighting.

Outside

The property boasts a private courtyard at the rear, offering an ideal and sheltered relaxation space. This well-maintained outdoor area is designed with gravel for low-maintenance care, alongside a patio space perfect for positioning a table and chair set, enabling outdoor meals or relaxation. Encased by high timber fencing for added privacy and security, the courtyard is accessible via a timber gate on the side of the property, ensuring a blend of seclusion and accessibility.

Services

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

Entry

By mutual agreement.

Price

Offers over £195,000 are invited

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:- Masson Cairns
Strathspey House
Granttown on Spey
Moray
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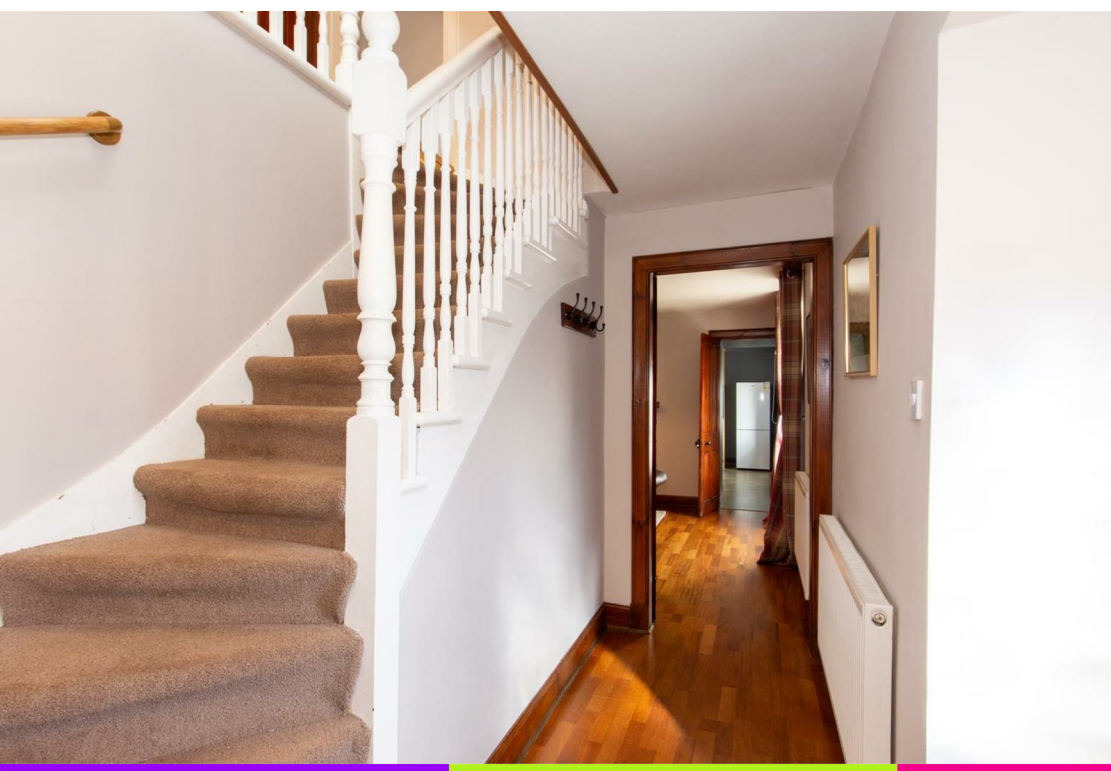
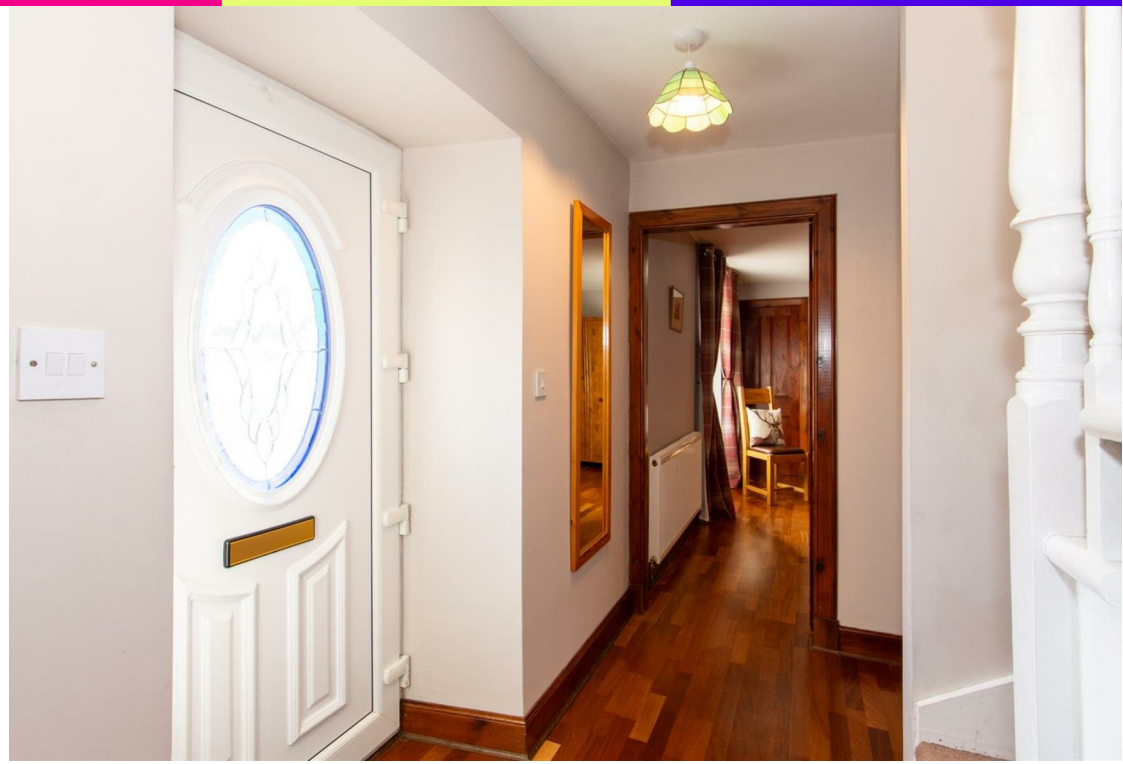
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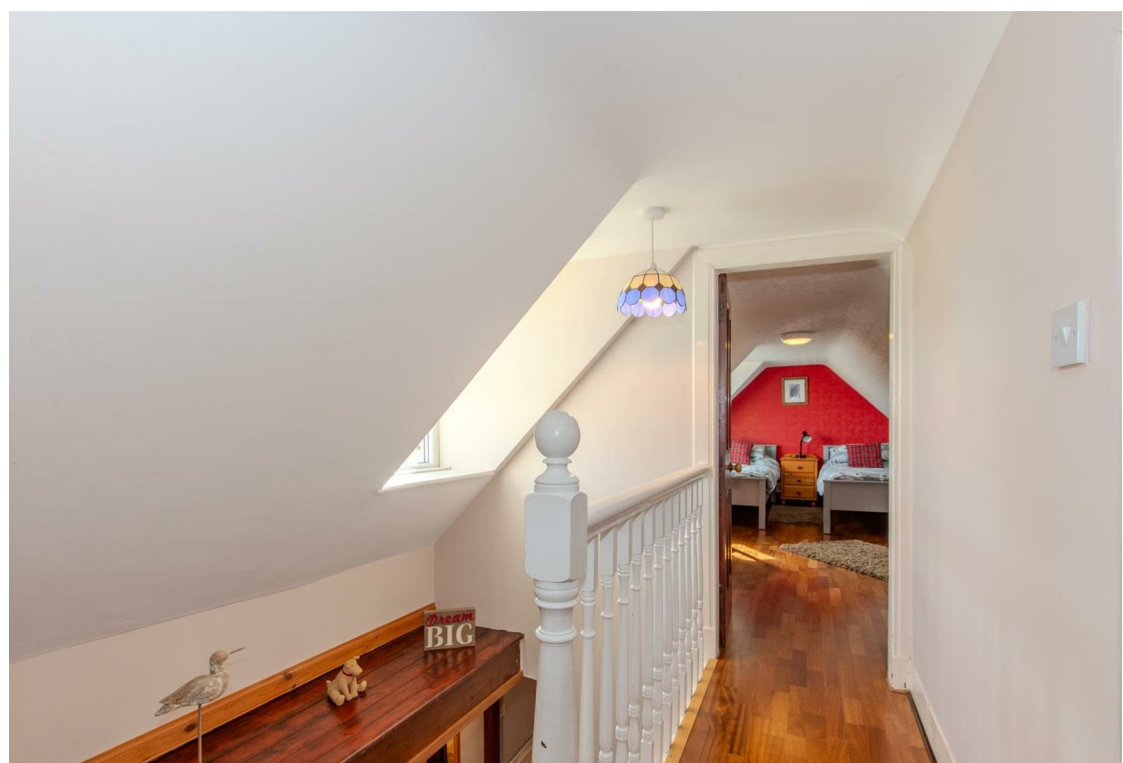
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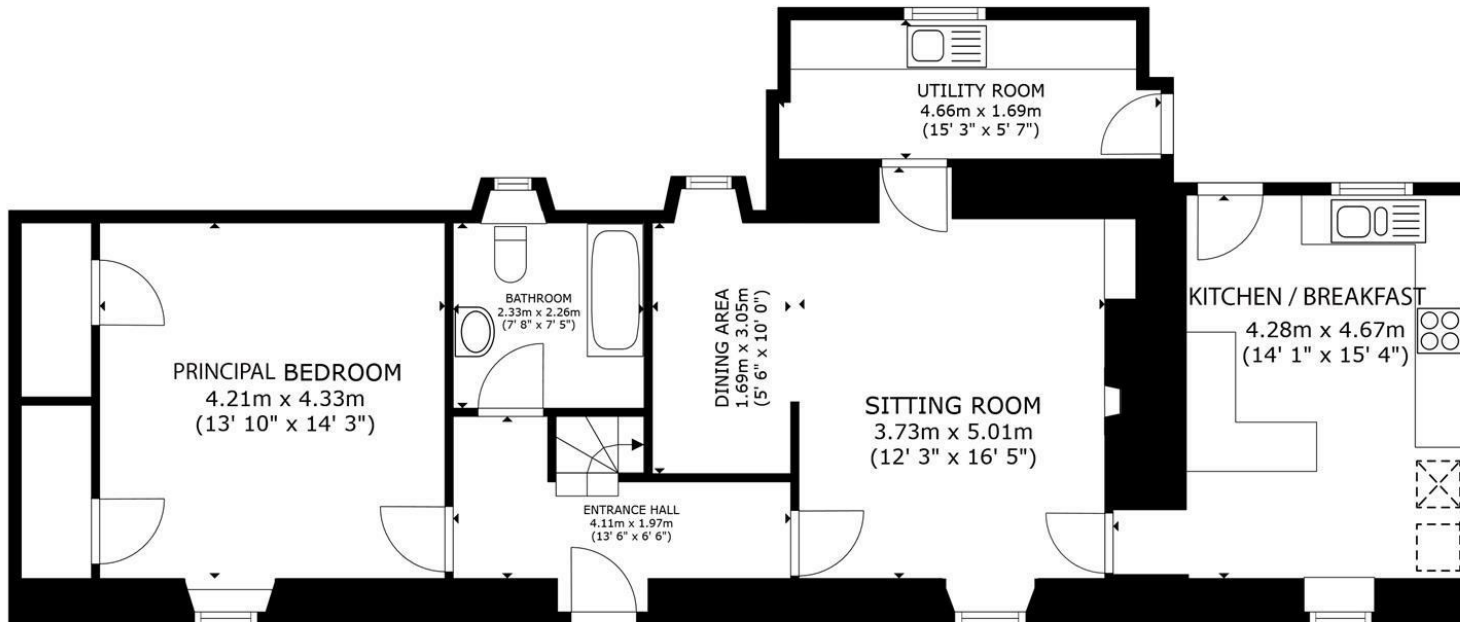








THE SQUARE



GROUND FLOOR



GROSS INTERNAL AREA
 GROUND FLOOR 90.3 m² (972 sq.ft.) FLOOR 1 29.2 m² (315 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 13.7 m² (147 sq.ft.)
 TOTAL : 119.5 m² (1,286 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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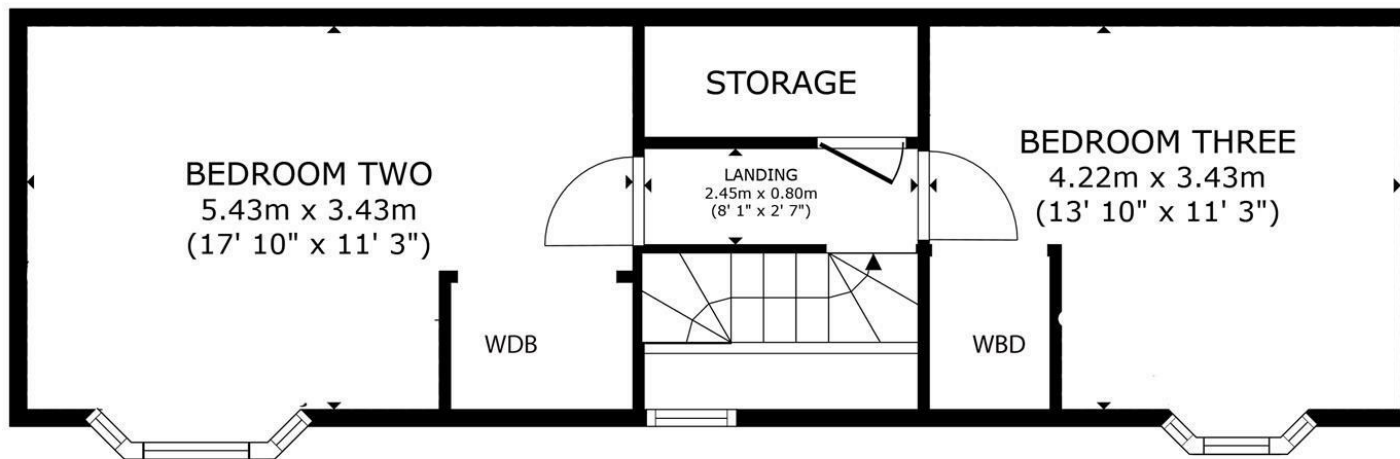
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FLOOR 1



GROSS INTERNAL AREA
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	41	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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



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