



masson
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Edenvale Cottage, Tomnavoulin, Glenlivet, Ballindalloch, AB37 9JL

UNDER OFFER £225,000

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

solicitors and estate agents

UNDER OFFER - Nestled in an enviable elevated position just outside the quaint village of Tomnavoulin, this stylish detached cottage offers a perfect retreat within the stunning landscapes of the Cairngorm National Park. Perfectly arranged on one level for ease of access and comfort, this property boasts a welcoming hall that leads into a cosy sitting room where there is a wood-burning stove which adds warmth and character, making it the ideal spot for relaxing evenings. The heart of the home is undoubtedly the stylish kitchen, complete with a dining and snug area that invites you to enjoy home-cooked meals and leisurely afternoons. Large windows frame some truly beautiful views of the surrounding countryside, allowing natural light to flood the space and connect you with the outdoors. There are also two well-appointed bedrooms in addition to a smart shower room which complements the interior, featuring modern fittings and a clean, contemporary design. Outside, the property benefits from an attached garage, providing secure parking or additional storage space. The lawned garden, surrounded by mature planting, is a private oasis offering outstanding views of the Ladder Hills and beyond. It's the perfect backdrop for outdoor living and entertaining with plenty of marked walks on the doorstep, or simply enjoying the peace and tranquillity of this unique location. This must-see highland property represents a rare opportunity to own a piece of paradise in one of Scotland's most beautiful national parks. Council Tax Band C, Energy Performance Certificate F

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Tomnavoulin & Glenlivet

Tomnavoulin is a small village in the heart of the Glenlivet Estate which enjoys a unique blend of tranquility, history, and natural beauty. Located in the heart of the Scottish Highlands, residents enjoy a peaceful and scenic lifestyle surrounded by captivating landscapes. For outdoor enthusiasts, Glenlivet is a haven, adjacent to the Cairngorms National Park, providing countless opportunities for hiking, cycling, wildlife watching, and outdoor pursuits. The Lecht Ski Centre, a popular destination for skiing and snowboarding, is also within easy reach. The Glenlivet Estate offers a wealth of leisure and recreational activities, including walking trails, mountain biking routes (with Bike Glenlivet on the doorstep), and fishing opportunities in the River Avon and River Livet. Despite its rural setting, Glenlivet has an array of local amenities. Tomintoul, the highest village in the Highlands, is just a short drive away and offers shops, a post office, and a selection of restaurants and cafés. For a wider variety of shopping, dining, and entertainment options, the larger towns of Aberlour and Dufftown are within easy driving distance. Healthcare needs are catered for with a local GP surgery in Tomintoul, and more extensive medical facilities can be found in nearby Grantown on Spey and Aberlour. Glenlivet is, of course, synonymous with Scotch whisky, and the renowned Glenlivet Distillery is a highlight of the area. In essence, living in Glenlivet offers a balance of rural serenity, outdoor adventure, and community spirit, making it an ideal choice for those seeking a peaceful lifestyle amidst Scotland's stunning natural beauty.

Transport Links

Located in the heart of the Highlands, Glenlivet offers a number of convenient travel options for local, regional, and international travel.

Road: Glenlivet is well-connected via road with the A95, a major route running through Speyside, providing easy access to both Aberdeen to the east and Inverness to the west.

Air: The nearest airports are Inverness Airport (approximately 56 miles away) and Aberdeen International Airport (approximately 59 miles away), offering both domestic and international flights.

Rail: The nearest railway station is Aviemore (around 33 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, Glenlivet falls within the Moray Council area, which provides a comprehensive education system. Primary education is available at Glenlivet Primary School, a small but well-regarded school located right in Glenlivet. For secondary education, pupils typically attend Speyside High School in Aberlour, which is approximately 14 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.

Entrance Hall

This welcoming hall, with its warm timber laminate flooring, serves as the central hub of the home. Radiating off this spacious area, doors lead to two bedrooms and the sitting room. A small cupboard in the wall houses the electrical meter and consumer unit.

Sitting Room

3.25m x 4.64m (10'7" x 15'2")
This charming sitting room boasts a picture window, framing exceptional views of the garden and bathes the room in natural light. A tiled hearth and surround lends a rugged beauty to the space, accentuated by a cosy wood-burning stove nestled within. It's a room that perfectly marries rustic charm with a backdrop of stunning country serenity. Doors lead to the kitchen and shower room.

Kitchen & Dining Area

3.22m x 2.90m & 2.53m x 2.90m (10'6" x 9'6" & 8'3" x 9'6")
Step into the cosy country cottage kitchen, where traditional charm and modern functionality blend seamlessly. The room boasts a generous range of base and wall units, complemented by inviting wooden worktops, creating a warm and welcoming atmosphere. A highlight of the kitchen is the oil-fired Rayburn stove, not only adding character but also providing central heating to the property, ensuring comfort throughout the home. This kitchen is equipped with a cooker unit, freestanding fridge freezer, and undercounter washing machine, which are included in the sale and cater to all culinary and laundry needs. A modern resin sink with drainer and chrome mixer tap adds a

touch of contemporary style to the space. For casual dining, a two-seater breakfast bar provides the perfect spot to enjoy a quick meal or morning coffee. Additionally, there is ample space for a four-person dining table, ideal for family gatherings or entertaining guests. Large windows flood the room with natural light, with a picturesque picture window overlooking the front garden and double patio doors leading to the outside, seamlessly connecting indoor and outdoor living spaces.

Snug

2.53m x 1.79m (8'3" x 5'10")

Welcome to the snug sitting area, a cosy retreat perfect for unwinding and enjoying moments of relaxation. Tucked away within the open plan layout of the kitchen and dining area, this space offers a tranquil setting to curl up with a good book or simply unwind after a meal. With its high level window, the snug benefits from an abundance of natural light, creating an inviting ambiance that complements the ceiling lighting.

Principal Bedroom

3.67m x 4.61m (12'0" x 15'1")

This generously sized double bedroom boasts a window to the front of the property, with views of the gardens, filling the space with an abundance of natural light. It's a room designed for rest and tranquility, where the scenic hill views serve as a calming vista to wake up to each morning. Bedroom furniture is included in the sale.

Bedroom Two

3.62m x 3.19m (11'10" x 10'5")

The second bedroom in this home is a versatile and functional space that is perfect for both work and rest. Again, bedroom furniture is included in the sale and the room has been designed with space for a freestanding wardrobe, providing ample storage space for all your clothes and belongings. The window to the rear provides plenty of natural light in addition to hanging ceiling lighting.

Shower Room

3.12m x 1.73m (10'2" x 5'8")

This well equipped and tasteful shower room features a three piece suite comprising of a WC, free standing wash hand basin and vanity unit, and large shower enclosure. Adjacent to the basin there is a mirrored cabinet shaver socket. A storage cupboard houses the incoming water main, which comes from a private spring supply. There are also easily accessed serviceable filtration units. Located above is the hot water tank with immersion heating element.



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Garage

6.50m x 3.50m (21'3" x 11'5")

Step into the functional garage, designed to accommodate a single vehicle with ease. Accessible through an up-and-over door, it offers convenient vehicular entry, while a rear door provides access to the back garden path, enhancing practicality. Inside, power and lighting ensure visibility and usability for various tasks.

Additionally, the garage serves as a storage space for the heating oil tank, efficiently tucked away at the rear. Constructed with sturdy block, it ensures durability and reliability for years to come, providing peace of mind for homeowners.

Outside

Nestled within a sizeable private plot extending to approximately 0.2 acres, this property enjoys a quiet, secluded location. Gravel parking offers ample space for several vehicles, accommodating visitors with ease. The outdoor space features well-manicured lawns, perfect for relaxation or play. A timber shed provides practical storage solutions. In addition to a timber firewood store. This property encapsulates a delightful blend of tranquillity and utility whilst, outstanding hill views frame the property, lending an air of beauty to this charming home. On the doorstep, there are a plethora of walks which can be enjoyed including the Suie and the Steplar amongst many others which can be found on the Moray Way website

Services

It is understood that there is a private water supply, drainage to a septic tank and mains electricity. There is oil fired and electric central heating. There is also excellent 4G mobile cellular network connection via EE.

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 F

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
Strathspey House
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Moray
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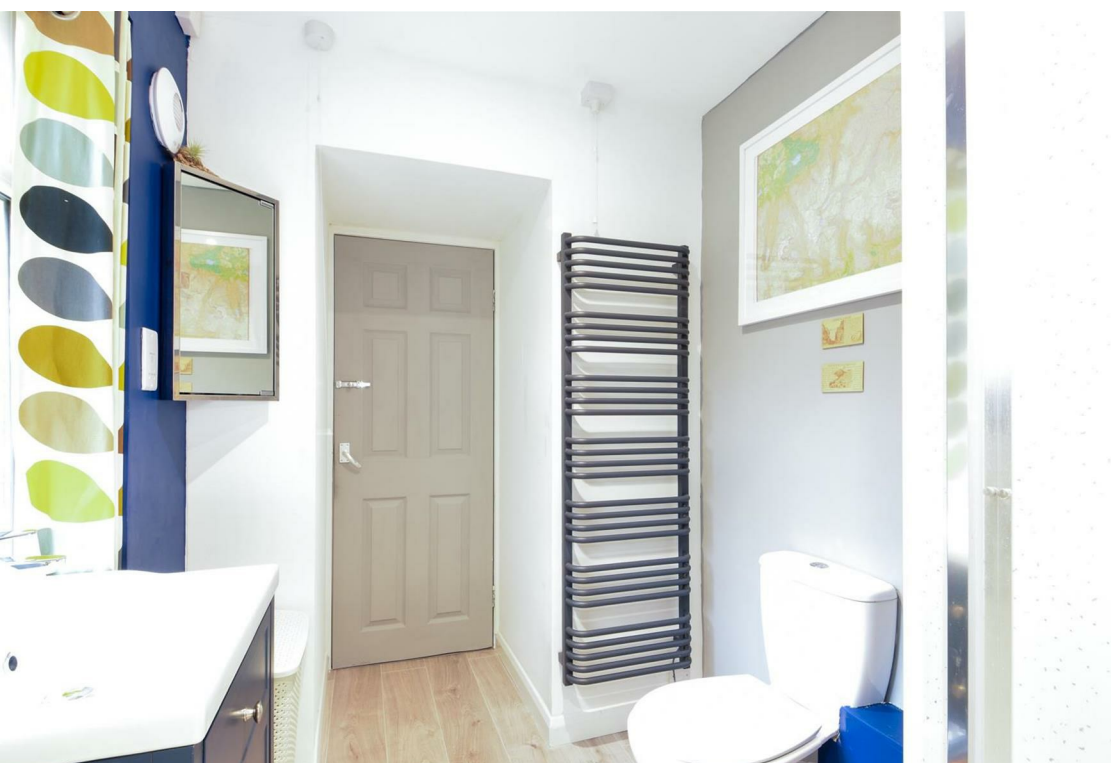
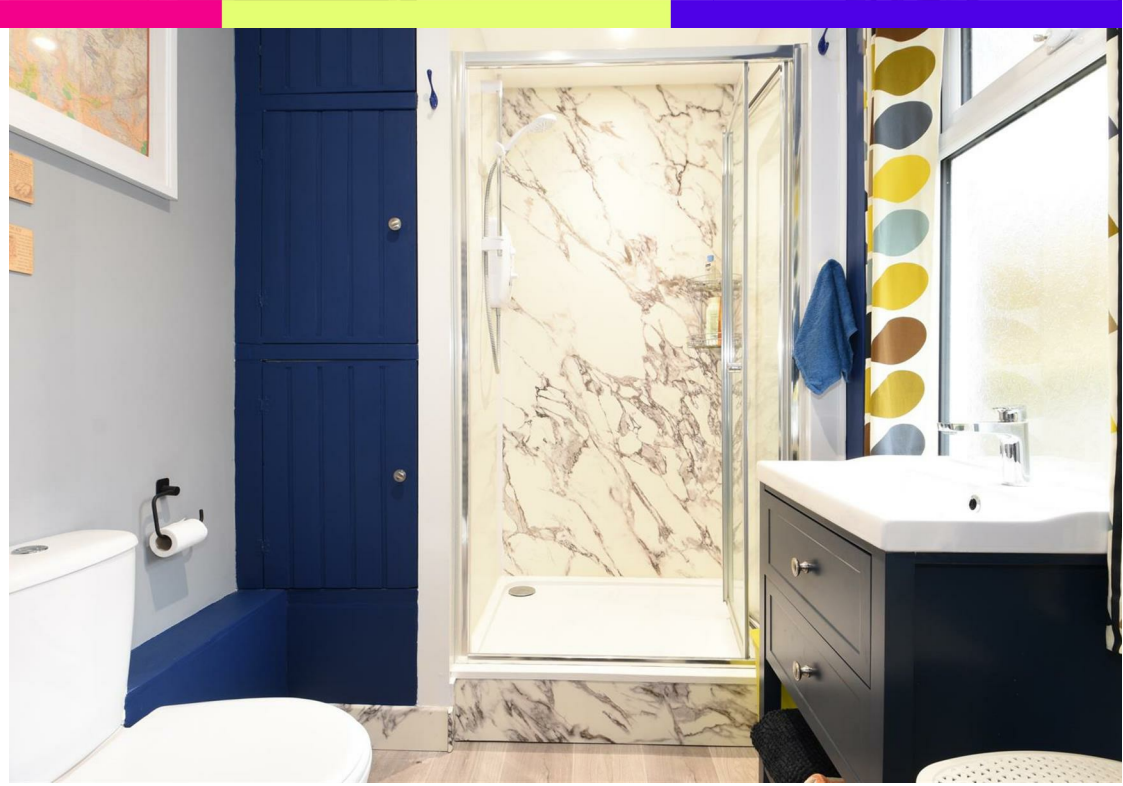
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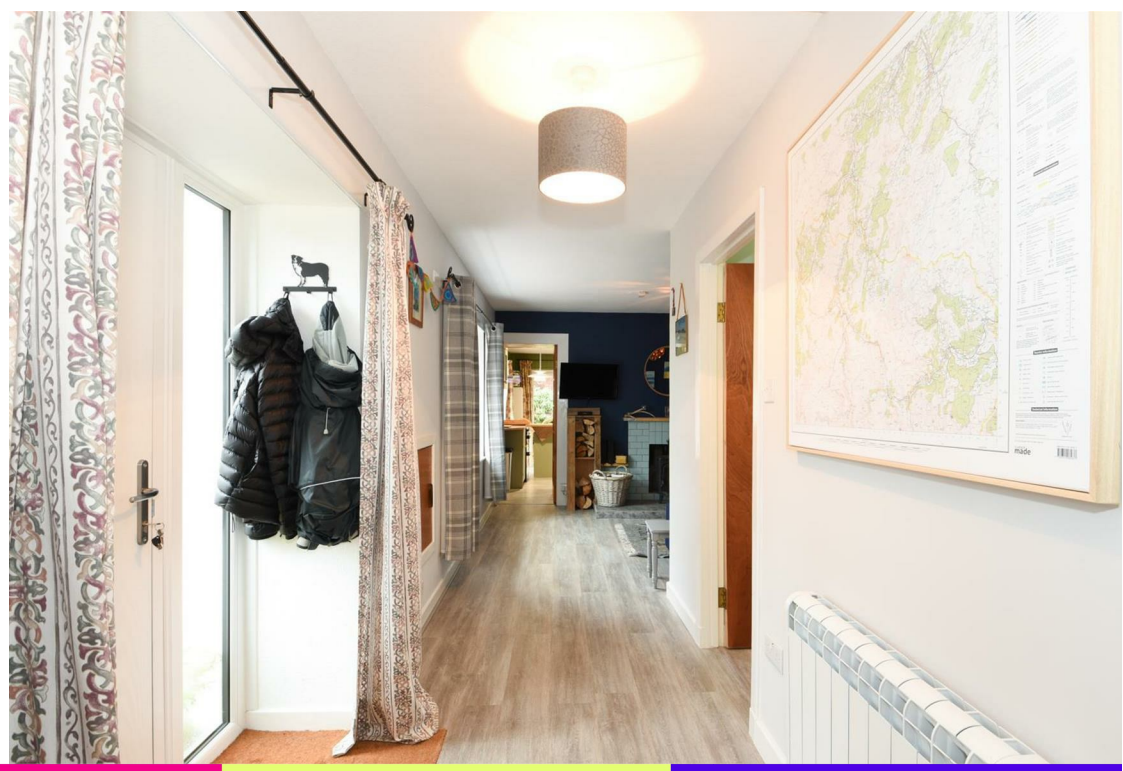
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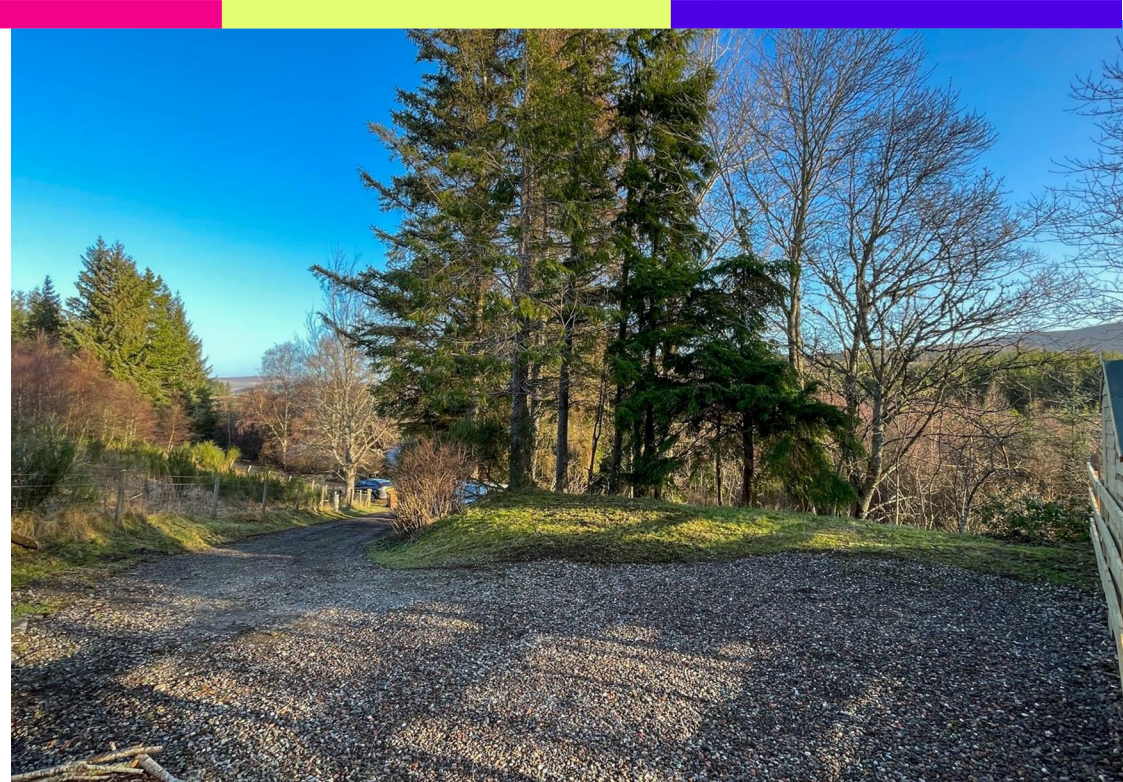




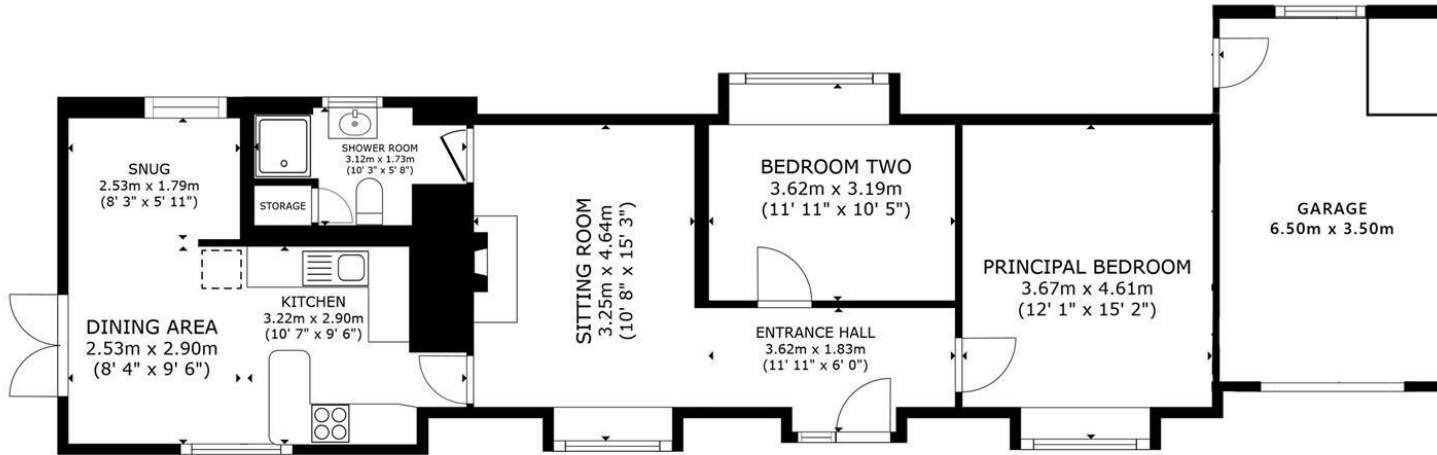












FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR PLAN 77.2 sq.m. (830 sq.ft.)
 TOTAL : 77.2 sq.m. (830 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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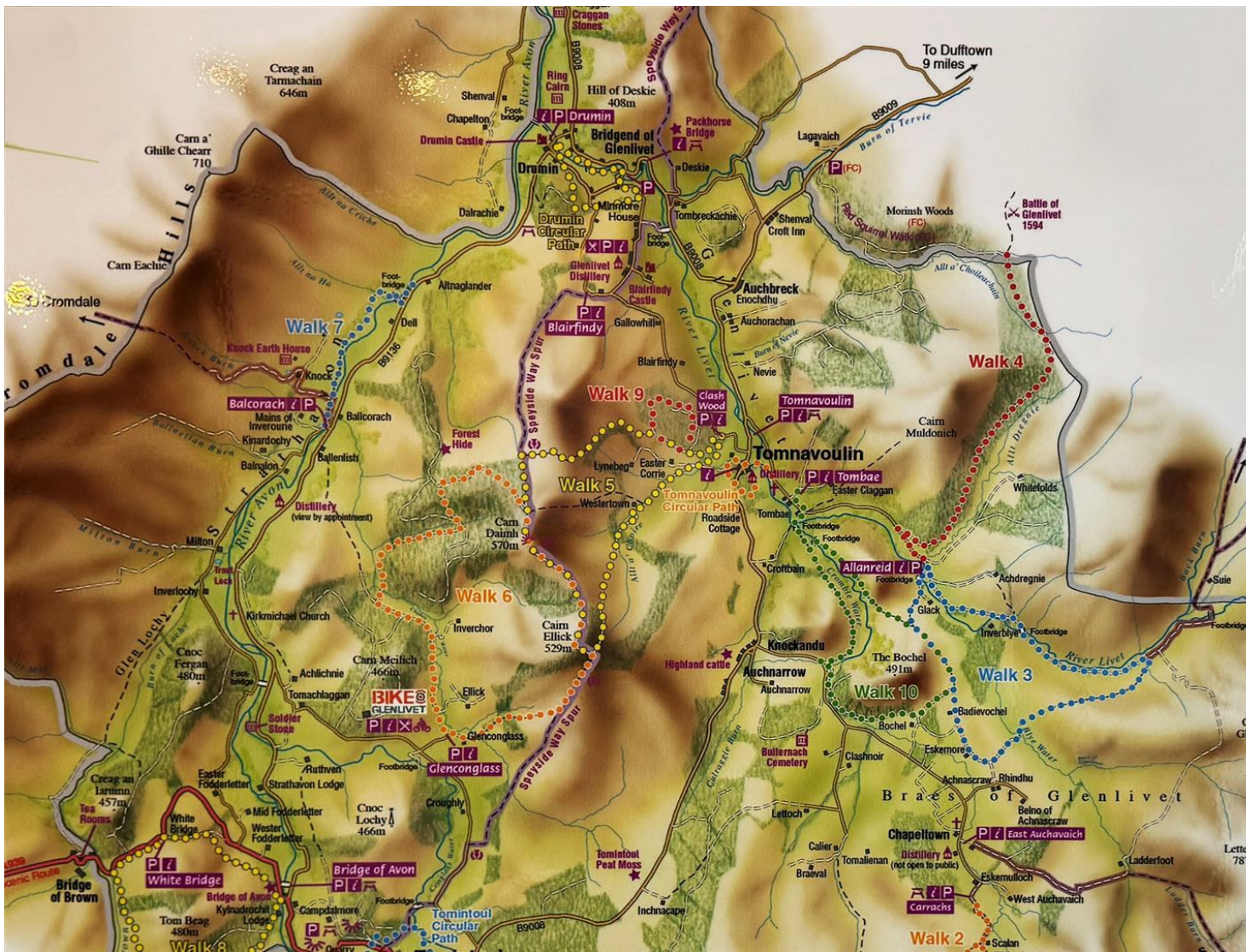
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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