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Glenconglass Cottage, Tomintoul, Glenlivet, AB37 9EP

Offers Over £230,000

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A timeless Highland Cottage amid the rolling hills of Speyside. Set within the magnificent landscape of Glenlivet, in the northern reaches of the Cairngorms National Park, Glenconglass Cottage is a charming detached stone-built home that perfectly captures the appeal of traditional Highland living. Peacefully situated amid open farmland and heather-clad hills, the property enjoys outstanding panoramic views and a rare sense of seclusion while remaining within easy reach of Tomintoul, one of the highest and most picturesque villages in the Highlands. The cottage is full of warmth and character, with exposed timber beams, deep window reveals and a traditional layout that flows naturally from one room to the next. The sitting room centres around a handsome stone fireplace with wood-burning stove, creating a welcoming heart to the home. Adjoining this is a dining room and home working space, ideally suited for both family gatherings and remote working. The kitchen, with its countryside views and practical design, offers direct access to the garden, while a ground floor WC, boiler room, and store complete this level. Upstairs, the first floor includes two well-proportioned double bedrooms and a family bathroom, all enjoying the same tranquil outlook across the Glen. Outside, the property sits within easily managed gardens bordered by stone walls and mature planting, providing a peaceful setting to enjoy the open skies and natural beauty that define this part of Speyside. A generous adjoining workshop/garage and store offer superb utility space. EPC D, Council Tax C, Home report available from massoncairns.com

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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

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

EPC Rating D

### Entrance Vestibule

1.42m x 1.22m (4'7" x 4'0")

The entrance vestibule offers a bright and practical welcome to the home, featuring a timber glazed door and window to the front. This area provides an ideal spot for storing outdoor gear and boots. Finished with tiled flooring and neutral décor, it sets the tone for the comfortable, country-style interiors beyond.

### Hallway

Accessed from the entrance vestibule, the hallway provides an inviting link through the ground floor of the cottage. Featuring a carpeted timber staircase with a banister leading to the first floor, this space also offers access to the dining room with sitting room and kitchen beyond. There is carpet flooring and ceiling lighting in addition to an under-stair storage area.

### Dining Room

4.29m x 3.44m (14'0" x 11'3")

The dining room, conveniently positioned with access to the kitchen, offers a comfortable and versatile space for family meals or entertaining guests. It is open plan with the home working space and sitting room and is finished with quality timber flooring and is illuminated by ceiling lighting. Front and side-facing windows allow natural light to brighten the room.

### Home Working Space

2.23m x 2.98m (7'3" x 9'9")

Between the sitting room and dining area, an open-plan home working space provides a practical and naturally bright area for a desk setup. Thoughtfully positioned within the flow of the main living areas, it benefits from power points, ceiling lighting, and proximity to both the social and quieter zones of the home — ideal for remote working, study, or creative pursuits while still feeling connected to the heart of the house.

### Sitting Room

4.24m x 3.27m (13'10" x 10'8")

The sitting room is a bright and characterful space, enjoying a triple aspect with windows that frame views across the surrounding hills and countryside. A striking focal point is the original stone fireplace, which houses a multi-fuel stove. This is vented into the traditional chimney breast. Adding to the room's charm is a unique recessed and illuminated alcove that houses the television. A stained glass window provides a final attractive architectural detail allowing natural light to enter the hallway to the front. The room provides a cosy and welcoming atmosphere, perfect for relaxing or entertaining, and is finished with exposed timber joists, laminate wood flooring, and ample space for a choice of furnishings.

### Kitchen

3.08m x 3.71m (10'1" x 12'2")

The kitchen is both practical and inviting, perfectly designed to cater for everyday living. A wide array of fitted units extend along three walls, providing generous storage and ample worktop space, while integrated appliances and space and plumbing for under-counter appliances ensure convenience and efficiency. A large picture window frames far-reaching views towards the surrounding landscape, filling the room with natural light and creating a wonderful backdrop to the space. From here, there is direct access through to the pantry which offers additional storage and a WC. Finally a rear door leads out to the patio and garden.

### WC

1.30m x 0.86m (4'3" x 2'9")

This fully tiled room features a WC alongside a wall-mounted wash hand basin. An extractor fan ensures ventilation, while an opaque window provides privacy without sacrificing natural light.



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### Landing

The first-floor landing benefits from a Velux window to the front providing good natural light levels. There is carpet flooring and ceiling lighting. There space provides access to the upstairs bedrooms and family bathroom. Two large and one small eaves storage cupboards provide additional practicality.

### Bedroom One

3.77m x 3.55m (12'4" x 11'7")

A bright and generously sized double room with a dormer window to the front and a Velux window to the rear that flood the room in natural light. The room enjoys an open outlook with some fantastic views and there is recessed downlighting, built in storage, a wall mounted sink and carpet flooring.

### Bedroom Two

3.77m x 3.45m (12'4" x 11'3")

Another light and airy bedroom with a dormer window to the front and a further window to the side that fill the space with natural light. There is carpet flooring and recessed down lighting in addition to a wall mounted sink integrated into a vanity unit with storage.

### Bathroom

2.42m x 2.99m (7'11" x 9'9")

A window to the rear provides a fantastic view and a velux to the side provides ample natural light. The bathroom offers a generous and well-appointed space finished with full height tiling and timber accents. A corner bath with mixer tap sits beneath the window, making the most of the open countryside outlook, while fitted vanity storage runs along one wall, providing excellent practicality. There is a WC, wash hand basin, separate shower enclosure, heated towel rail, and access to an additional storage cupboard, all complemented by neutral tones that create a bright and comfortable atmosphere.

### Outside

The cottage enjoys a truly idyllic rural setting, surrounded by open fields and sweeping views across the rolling hills of Glenconglass. The grounds extend to a generous plot that perfectly complements the property's traditional character, offering both privacy and a connection to the surrounding landscape. A driveway provides ample parking and easy access to the workshop and shed / store, while a series of stone pathways lead around the cottage to

sheltered seating areas — ideal for soaking in the peace and natural beauty of the surrounding countryside. The garden itself offers scope for further landscaping, featuring established beds, lawned sections, and space for a kitchen garden or outdoor entertaining area. With uninterrupted views over neighbouring farmland and hills, the setting captures the essence of rural Highland living.

### Workshop / Garage & Store

5.50m x 3.48m & 5.34m x 2.98m (18'0" x 11'5" & 17'6" x 9'9")

Next to the cottage are useful outbuildings incorporating a workshop / garage with a concrete base, power, and lighting, providing an ideal space for hobbies, storage, or vehicle maintenance. The workshop currently includes extensive shelving, workbenches, and natural light from large windows, while the garage area could readily be adapted for vehicular use with the installation of a suitable access ramp. A loft hatch provides access to a floored attic storage area, complete with a hatch to the front, offering easy access. Attached to the main structure is a timber store, perfect for tools, garden equipment, or firewood. A separate integral store within the house is accessed from the outside and houses the oil boiler as well as offering extra storage.

### Services

It is understood that there is electricity, private water and drainage to a septic tank. 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:-

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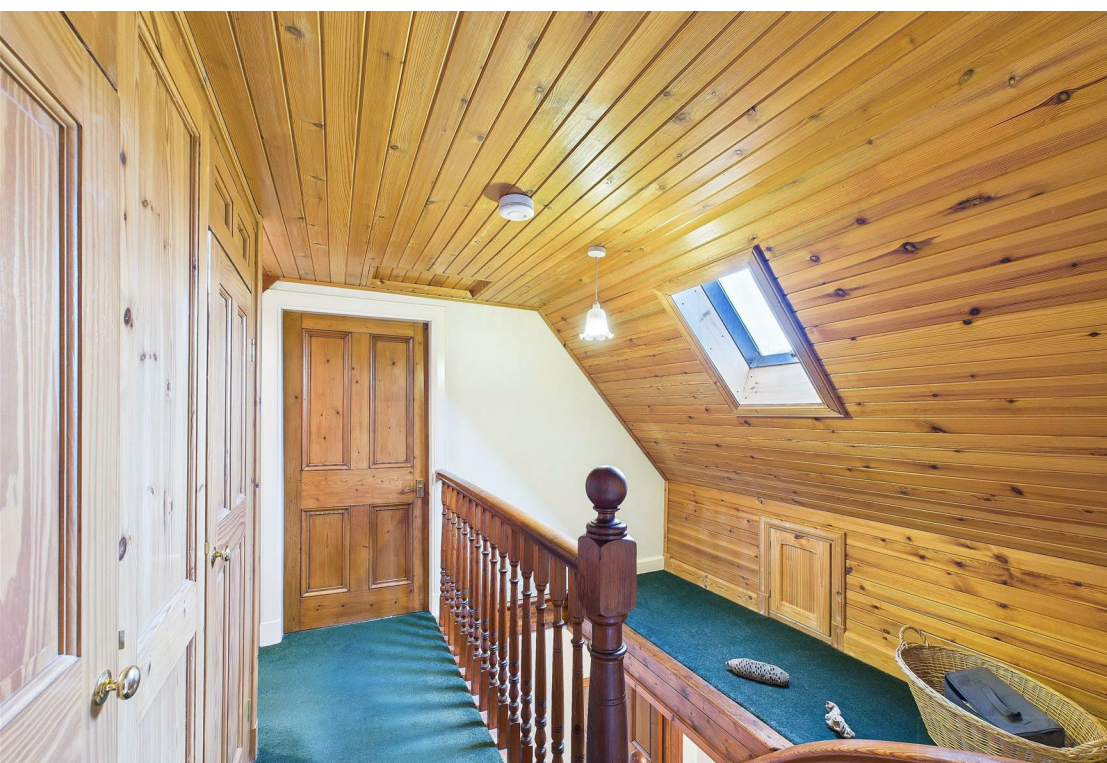














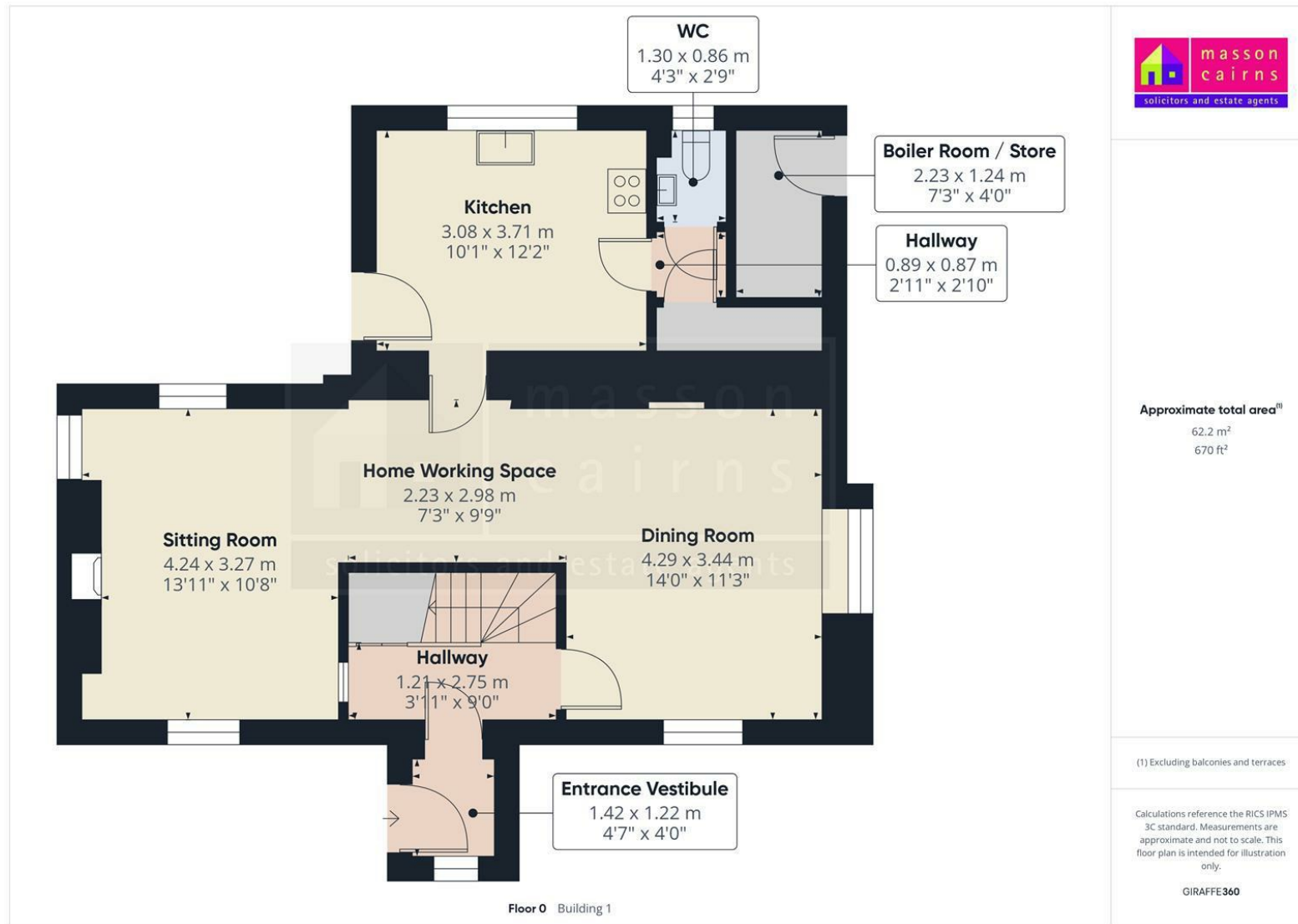






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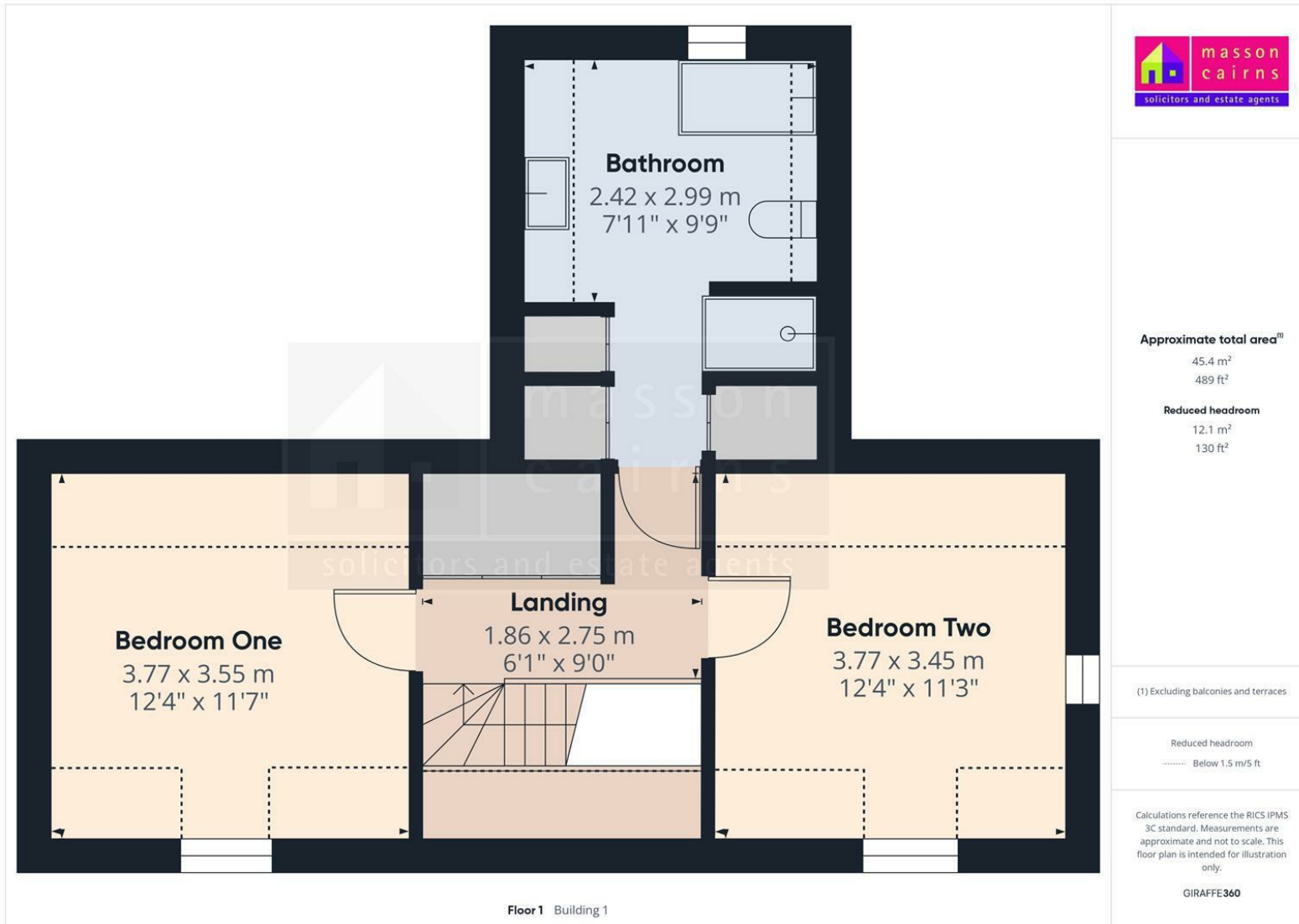
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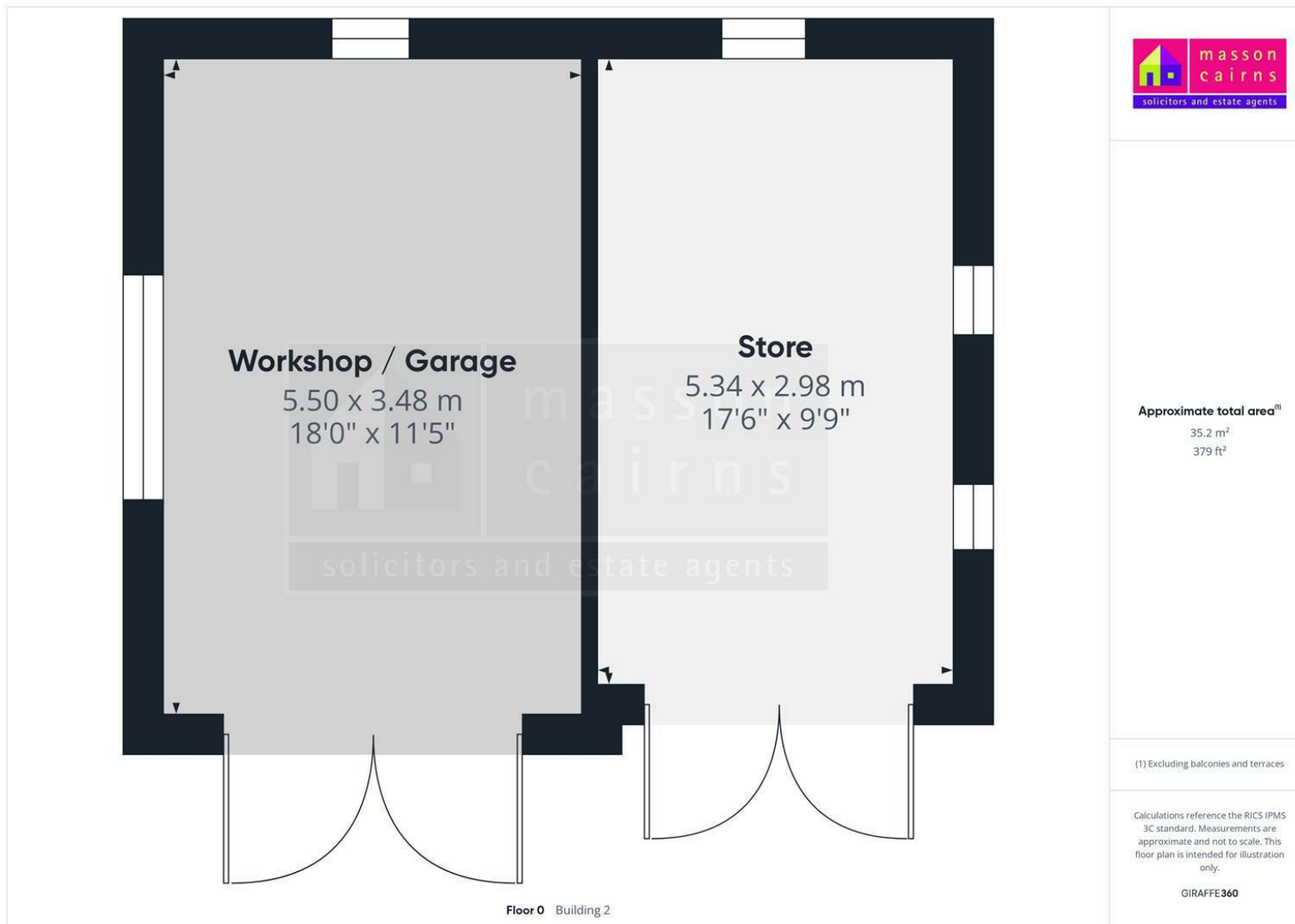
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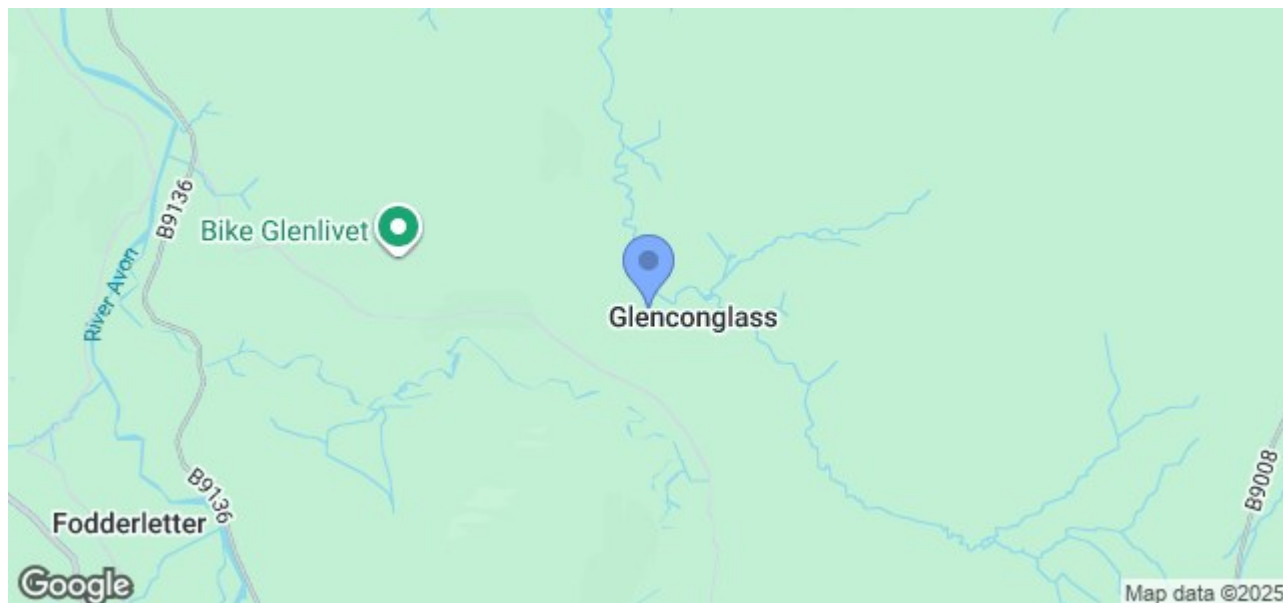
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	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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