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solicitors and estate agents

Lonach Cottage 60 Main Street, Tomintoul, AB37 9HA

Offers Over £255,000

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

Lonach Cottage is an immaculately presented four-bedroom detached home in Tomintoul, offering spacious and flexible accommodation in excellent condition, together with a detached garage and attractive enclosed garden. The property opens through an entrance vestibule into a welcoming hallway, from which the ground floor accommodation is well arranged. The sitting room is a comfortable and bright reception space, while the impressive kitchen/dining/living area forms the heart of the home, with ample room for cooking, informal dining and relaxed seating, and French doors opening directly to the garden. A separate utility room provides practical laundry and storage space, with a shower room also positioned on the ground floor. Completing this level is a versatile home office/fourth bedroom, ideal for guests, home working or single-level living. Upstairs, the landing gives access to three further bedrooms and the family bathroom. Bedroom one is a generous double room with fitted storage, while bedrooms two and three provide further comfortable accommodation, suitable for family or visitors. The bathroom is well appointed and externally, the detached garage offers excellent parking, workshop or storage space, while the garden is attractively landscaped with a broad paved terrace, lawn, planted beds, mature shrubs and useful outbuildings. The outdoor space is well suited to entertaining, family use and low-maintenance enjoyment. Set within the historic village of Tomintoul, Lonach Cottage combines a convenient village location with access to the wider Cairngorms National Park, offering walking, cycling, skiing and outdoor pursuits nearby. A beautifully maintained and highly practical detached home. EPC C, Council Tax D, Home report available online at 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 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 C

Entrance Vestibule

1.49m x 1.99m (4'10" x 6'6")

From the front of the property, a composite glazed door opens into an inviting entrance vestibule, creating a welcoming first impression. The space features wood laminate flooring and ceiling lighting, with a further glazed door leading through to the hallway.

Hallway

The hallway provides access to the principal ground floor living areas and features a staircase rising to the first-floor accommodation. It is finished with wood laminate flooring and ceiling lighting, with a useful storage cupboard housing the electrics.

Sitting Room

4.88m x 3.96m (16'0" x 12'11")

The sitting room is a bright and comfortable reception space, enjoying triple front-facing windows which provide excellent levels of natural light. A beautiful fireplace forms the focal point of the room, housing a Morso multi-fuel burning stove set on a slate hearth with a stone surround and timber mantel. The room is further enhanced by wood laminate flooring and recessed downlighting.

Kitchen / Dining / Living Area

3.42m x 7.26m (11'2" x 23'9")

A standout feature of the property is this superb open-plan kitchen,

dining and family living area, designed perfectly for both day-to-day family life and entertaining guests. The generous dining area offers plenty of space for a large table and chairs, with an additional seating area ideal for relaxing or watching television. Patio doors open directly onto the rear garden, while twin windows to the kitchen as well that provide attractive views across the beautifully maintained grounds. The kitchen is tastefully appointed with an extensive range of base, wall and drawer units, paired with complementary work surfaces. It includes a one-and-a-half bowl sink with chrome mixer tap, along with integrated appliances comprising a dishwasher, fridge, freezer, oven and induction hob with illuminated extractor above. Wood laminate flooring and ceiling lighting complete this welcoming and practical space.

Utility Room

3.07m x 1.67m (10'0" x 5'5")

The utility room provides valuable additional space, fitted with worktop surfaces and storage units. It includes plumbing for a washing machine, space for a larder fridge, and a sink with drainer. There is also ample room for coats and footwear, along with wood laminate flooring, ceiling lighting, a side-facing window and a uPVC glazed door giving access to the rear garden.

Bedroom Four / Home Office

3.10m x 2.89m (10'2" x 9'5")

This bright and airy front-facing room is currently arranged as a home office, but could equally serve as a ground-floor bedroom. Windows to the front of the property provide excellent natural light, while the room is finished with wood laminate flooring and ceiling lighting.

Shower Room

1.99m x 2.91m (6'6" x 9'6")

The ground floor shower room is well appointed and finished to a high standard, fitted with a suite of white sanitary ware comprising a pedestal wash hand basin, WC and corner shower cubicle. There is full and half height tiling, while the opaque side-facing window allows natural light into the room while maintaining privacy. There is vinyl flooring, ceiling lighting and an extractor fan.

Landing

The landing provides access to the three first-floor bedrooms and the family bathroom. It is finished with carpet flooring and ceiling lighting, and benefits from two useful built-in storage cupboards with shelving, one of which houses the Megaflo water cylinder.



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Bedroom One

3.52m x 3.61m (11'6" x 11'10")

Bedroom one is a very spacious double room, enjoying twin front-facing windows which provide excellent natural light. The room is finished with carpet flooring and ceiling lighting, and benefits from good built-in storage, including two large integrated wardrobes with ample shelving and hanging space.

Bedroom Two

2.95m x 3.96m (9'8" x 12'11")

Bedroom two is a generously proportioned double bedroom, currently arranged as a twin room. It benefits from front-facing windows, deep carpet flooring, a double integral storage wardrobe and ceiling lighting. A loft hatch with folding ladder provides access to the insulated loft space, which is fully floored and equipped with light and power.

Bedroom Three

3.23m x 2.89m (10'7" x 9'5")

Bedroom three is a comfortable double bedroom, enhanced by a rear-facing Velux window which fills the room with natural light. The room is finished with carpet flooring and ceiling lighting, creating a bright and welcoming space.

Bathroom

1.98m x 2.56m (6'5" x 8'4")

The contemporary bathroom is fitted with a white suite comprising a pedestal wash hand basin, WC and a luxurious panelled bath with an attractive tiled surround. A rear-facing Velux window brings in plenty of natural light, while vinyl flooring and ceiling lighting complete the room.

Garage

5.62m x 3.34m (18'5" x 10'11")

A fantastic addition to the property is the substantial garage, offering excellent storage or workshop potential. It is accessed via an electronic garage door to the front, with an additional pedestrian door and window to the side. There is both power and lighting.

Outside

Outside, the property is complemented by beautifully maintained garden grounds, set within a peaceful and attractive setting. The

rear garden is mainly laid to lawn and offers an excellent level of space, bordered by mature planting, colourful shrubs and established flower beds which provide year-round interest and a lovely sense of privacy. A generous paved patio sits directly to the rear of the property, creating an ideal area for outdoor dining, entertaining or relaxing during the warmer months. The garden is well enclosed, making it a practical and appealing space for families and pets while gravel driveways are positioned to both sides of the property, providing excellent off-street parking for several vehicles and convenient access around the home. The grounds are further enhanced by a timber shed, wood store and outside tap, adding useful practicality to this already impressive outdoor space.

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 £255,000 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

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Tel: (01479) 874800

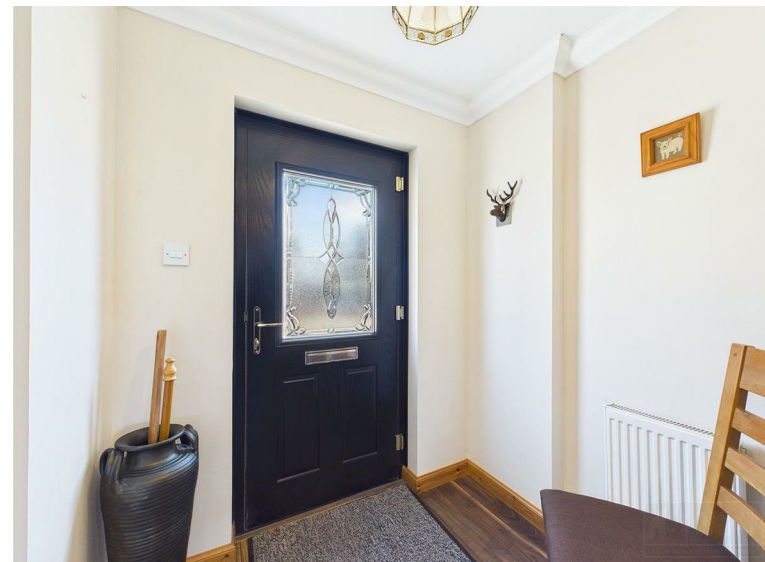
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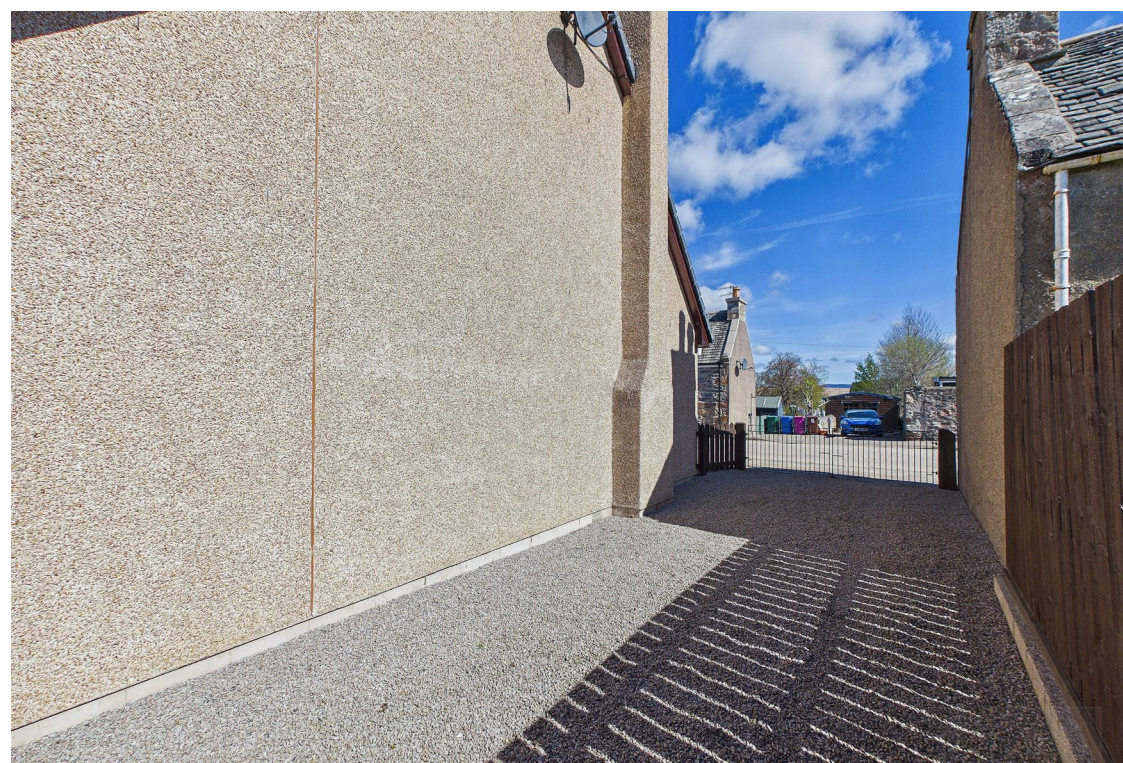






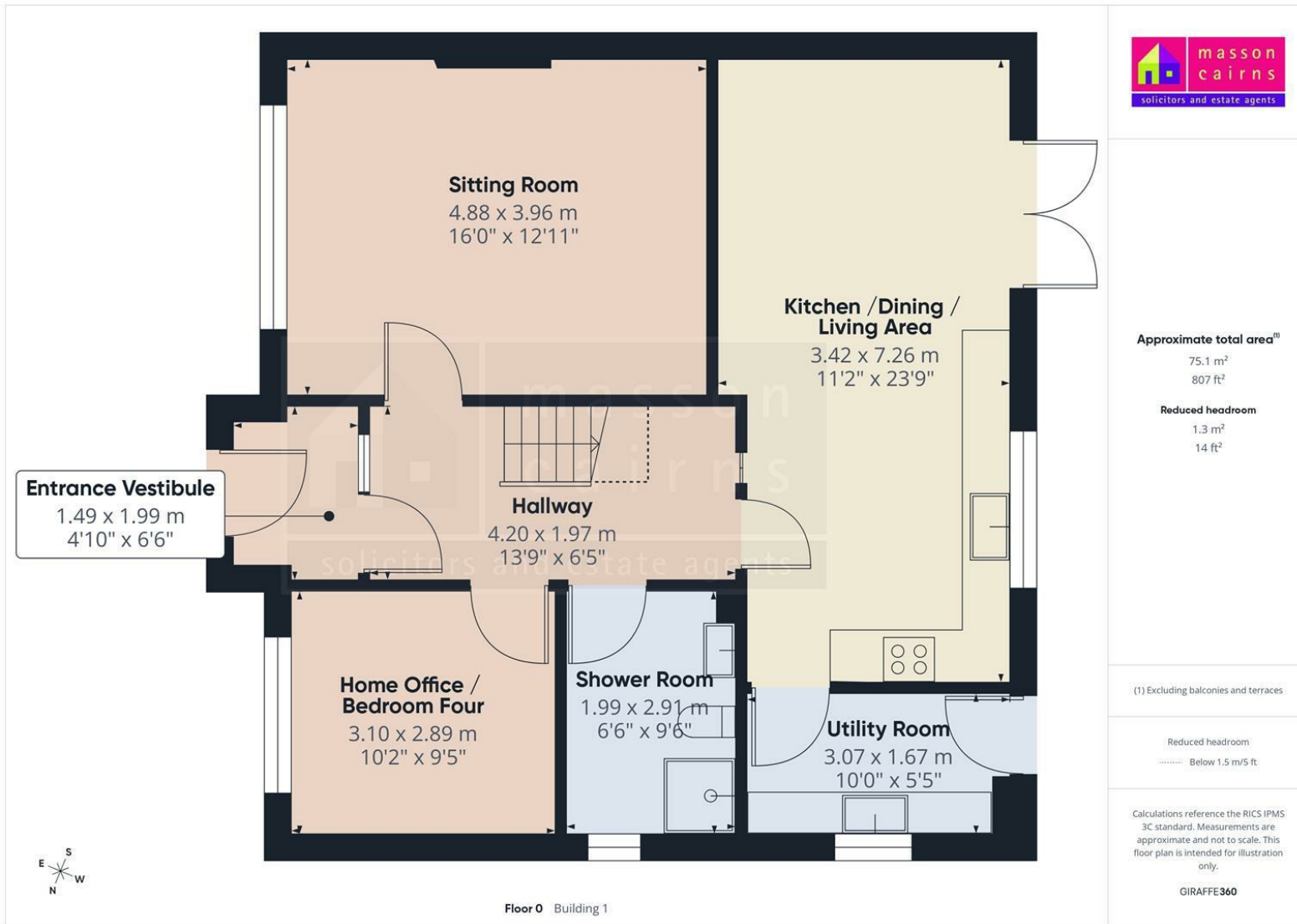












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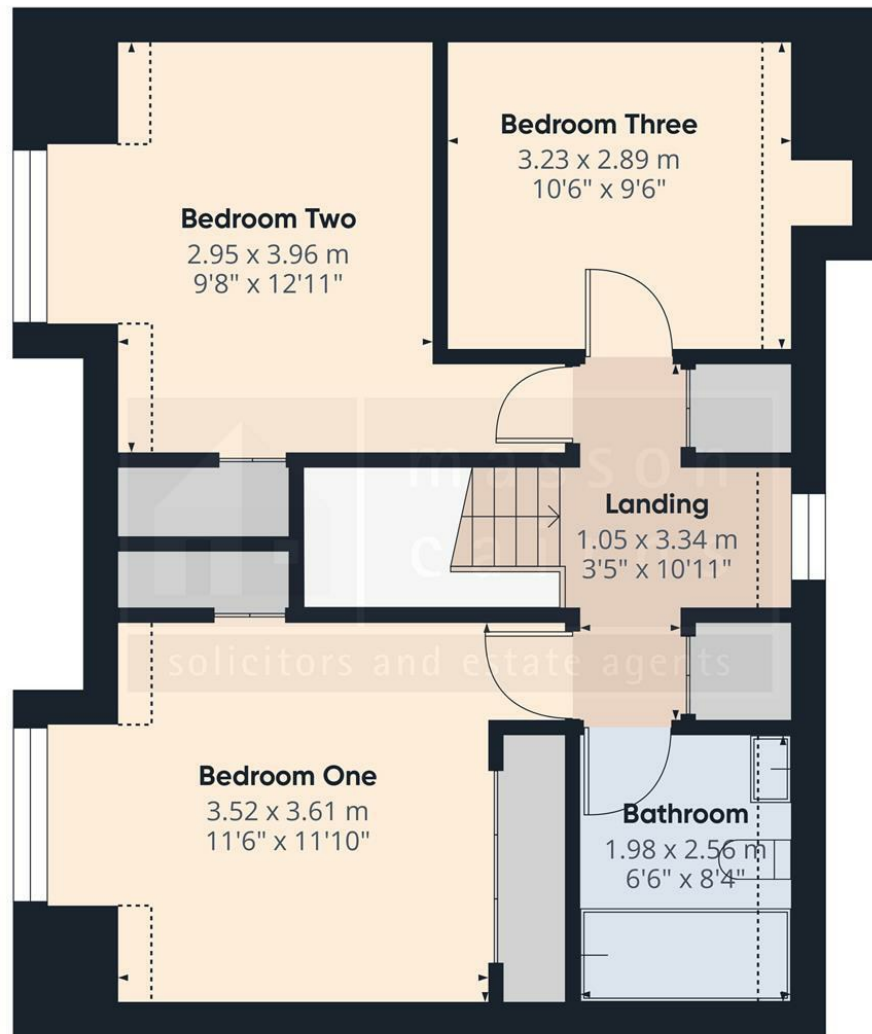
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Floor 1 Building 1



Approximate total area⁽¹⁾
 53.3 m²
 575 ft²

Reduced headroom
 3.6 m²
 39 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

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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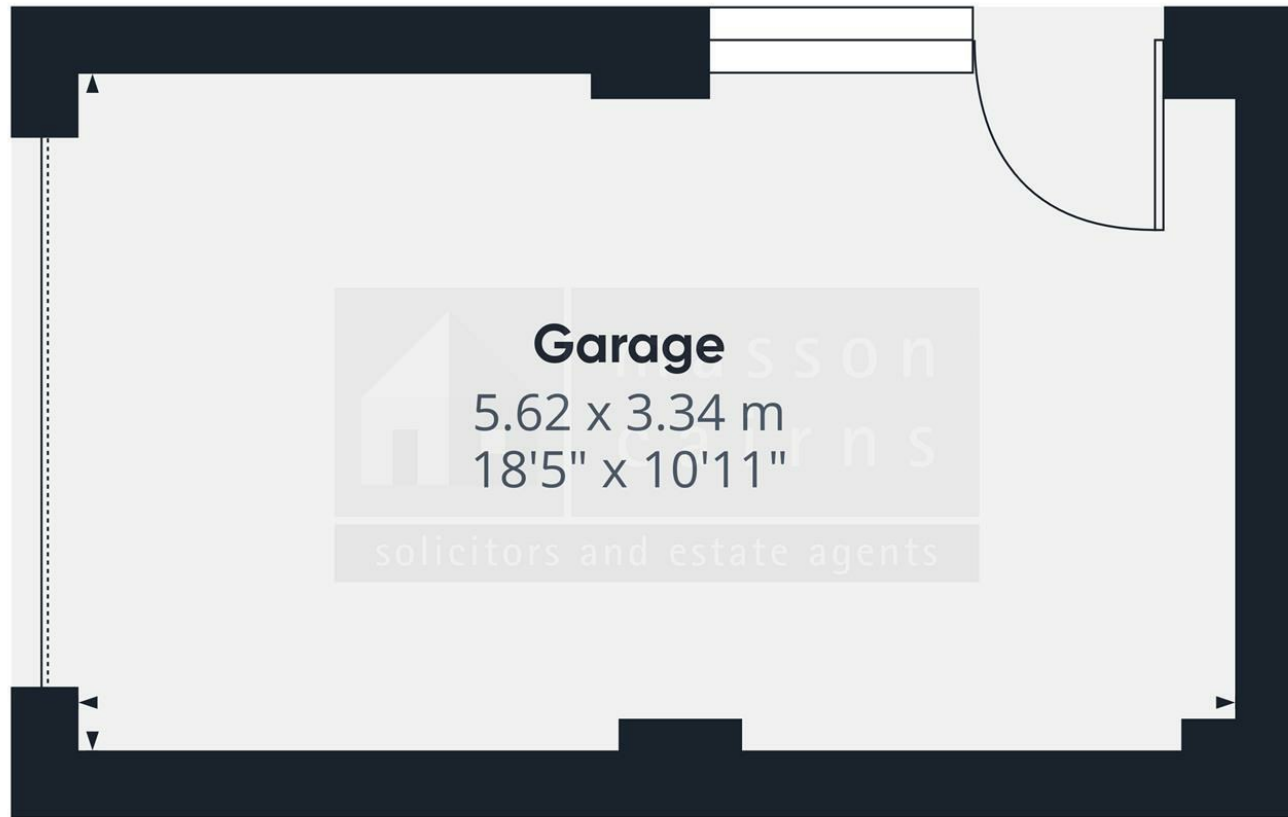
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Garage
5.62 x 3.34 m
18'5" x 10'11"

Approximate total area⁽¹⁾
18.6 m²
200 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 0 Building 2



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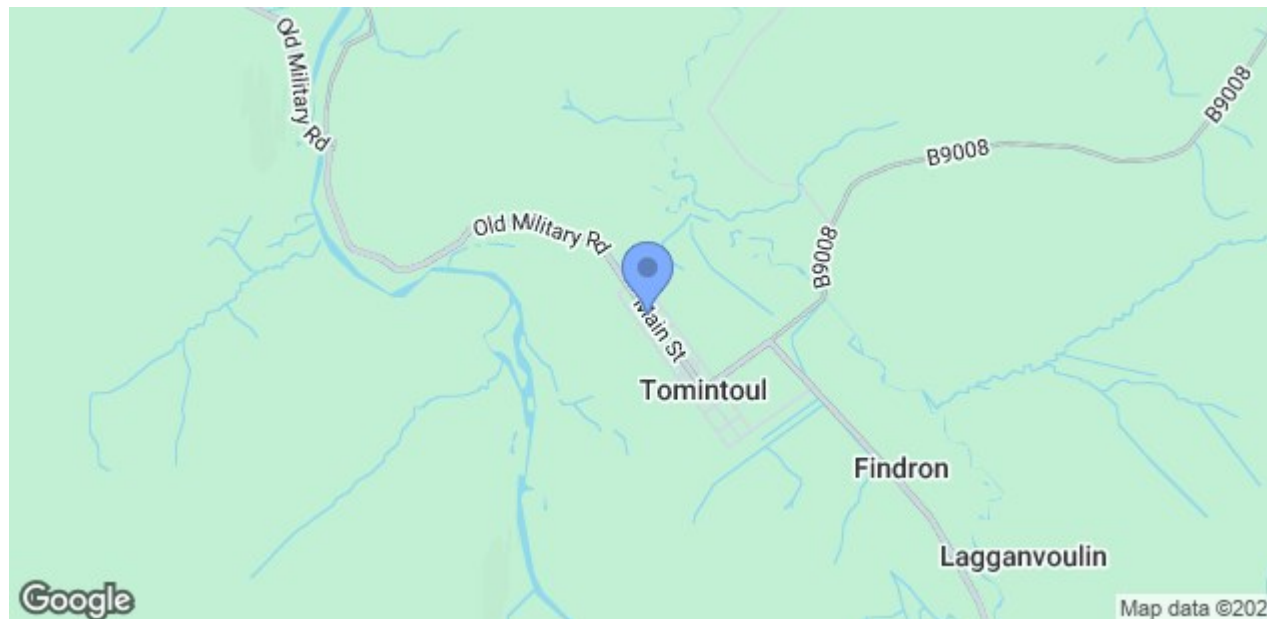
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(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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