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solicitors and estate agents

**Findron Farmhouse, Tomintoul, AB37 9ER**  
**Offers Over £240,000**

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)



Located just outside the historic village of Tomintoul – the highest village in the Highlands – this expansive and characterful home offers approximately 214 sq m (2,303 sq ft) of internal accommodation and enjoys a scenic setting within the Cairngorms National Park, an area celebrated for its Dark Sky status and outdoor pursuits. This is a superb opportunity for those seeking a peaceful rural lifestyle with direct access to nature, while still within reach of key attractions including the Glenlivet mountain bike trails, the Lecht Ski Centre, and the renowned North East 250 tourist route. The main house features a traditional layout with a welcoming hallway, large dining room, well-appointed kitchen with expansive worktops and units, a sitting room, and a spacious sunroom with garden views. The ground floor also includes a bathroom, shower room, and utility area. Upstairs, there are three bedrooms, including a generous principal suite with en-suite. A key highlight is the separate annexe accommodation comprising a sitting room, kitchen, double bedroom, en-suite shower room, separate shower room and its own private entrance with hall. It is ideally suited for use as a holiday let, guest suite, multi-generational living, or even as a home office or studio space. Externally, the house is set within neatly bordered garden grounds offering excellent shelter and privacy, with lawned areas and space for outdoor seating. Ample off-street parking is available to the side of the house, and there are additional outbuildings to the rear, providing further potential for storage or workshop use (subject to any necessary consents). With its adaptable layout, impressive views, and immediate access to some of the Highlands' finest landscapes and outdoor activities, this property will suit a variety of buyers. EPC E, Council Tax E. Home report available at [massoncairns.com](http://massoncairns.com)

## Offers Over £240,000



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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 aplenty.

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 (approximately 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 E

### Utility Room

3.83m x 2.79m (12'6" x 9'1")

Situated just off the main hallway, the utility room offers a highly practical and functional space for everyday household tasks. A glazed door opens to the rear of the property, providing direct access to the garden and surrounding grounds. The room is fitted with base cabinets and worktop space, with plumbing and power provisions in place for laundry appliances. A wall-mounted coat rail offers convenient storage, and the room is finished with vinyl tile-effect flooring.

### Hallway

The main hallway connects the principal reception rooms and provides access to the staircase leading to the upper level. A glazed door from the sunroom brings in natural light, while the generous proportions allow for easy flow throughout the ground floor. The space has wall-mounted lighting, and is finished with a fitted carpet. From here, doors lead to the sitting room, dining room, bathroom, and utility room

### Sitting Room

3.39m x 4.09m (11'1" x 13'5")

Positioned at the front of the property, the sitting room is a comfortable and inviting space with a large window that frames pleasant garden and countryside views while allowing natural light to flood the room. The focal point is a charming wood-burning stove set into a traditional stone fireplace with slate hearth, offering warmth and character. The room features a built-in shelved alcove for display or storage and carpet flooring.

### Sunroom

5.48m x 4.48m (17'11" x 14'8")

A superb addition to the home, the sunroom offers a bright and airy space which is designed to take full advantage of the garden and countryside views. The room

features wraparound glazing on three sides, filling the space with natural light throughout the day. Finished with natural timber cladding to the walls and ceiling, the room is further enhanced by recessed downlighting and laminate floor. A door leads directly onto the garden, making it an ideal setting for relaxing, entertaining, or simply enjoying the peaceful surroundings.

### Kitchen

4.10m x 4.64m (13'5" x 15'2")

The kitchen is a generously proportioned and well-appointed space, ideally suited for modern family living. Fitted with an extensive range of light wood-effect units complemented by dark worktops, the room offers excellent storage and preparation space. Integrated appliances include a double oven, ceramic hob with illuminated extractor, fridge and plumbing for a dishwasher while a large picture window above the sink frames uninterrupted views over the surrounding countryside. The kitchen benefits tiled flooring and strip lighting. There is ample room for a breakfast table if desired, and a doorway leads conveniently through to the dining room.

### Dining Room

3.43m x 4.00m (11'3" x 13'1")

The dining room offers a welcoming space which is ideally placed for both formal dining and everyday family meals. Featuring a traditional fireplace with a timber mantel and tiled hearth, the room exudes warmth and character. A built-in timber alcove provides useful display or storage shelving and there is laminate flooring and wall-mounted lighting. The dining room is easily accessed from both the kitchen and the sunroom.

### Shower Room

2.11m x 2.02m (6'11" x 6'7")

Conveniently positioned on the ground floor next to the utility room, the shower room provides a practical facility for guests and everyday use after a day outside. The space is fitted with a corner shower enclosure with sliding doors, a pedestal wash hand basin, and a WC. An opaque window to the side ensures privacy while allowing natural light to enter.

### Bathroom

1.99m x 2.03m (6'6" x 6'7")

The ground floor bathroom is a bright and practical space, fitted with a three-piece suite comprising a WC, pedestal wash hand basin, and a bath with an electric shower over. A large frosted window to the side allows for good natural light while maintaining privacy. The room is finished with full-height tiling around the bath area.

### First Floor Landing

The first floor landing provides access to three bedrooms and an en-suite bathroom. A Velux window floods the space with natural light, highlighting the timber



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balustrade and there is carpet flooring in addition to an eaves cupboard which provides additional storage and houses the water cylinder.

#### Principal Bedroom & En-Suite

3.48m x 4.16m & 2.78m x 2.14m (11'5" x 13'7" & 9'1" x 7'0")

The principal bedroom is a bright and comfortable double room positioned to enjoy views across the surrounding countryside. A dormer window floods the room with natural light, and a built-in storage cupboard maximises floor space as well as providing hanging and shelved storage. There is carpet flooring and ceiling lighting. The en-suite shower room is fitted with a modern three-piece suite comprising a WC, pedestal wash hand basin, and a corner shower enclosure. An opaque window provides natural light and ventilation in addition to an extractor.

#### Bedroom Two

3.39m x 4.15m (11'1" x 13'7")

A bright and airy double bedroom featuring a deep bay window that frames pretty views over the surrounding countryside. Finished with fitted carpet and ceiling lighting.

#### Bedroom Three

2.97m x 2.11m (9'8" x 6'11")

A single bedroom, ideal for a child's room, home office, or study. The room has a window overlooking the fields and is finished with a cosy carpet.

#### Annexe Accommodation

Attached to the main house, the annexe provides a flexible, self-contained living space ideal for multigenerational living, guest accommodation, or potential rental income subject to the necessary consents.

#### Ground Floor

The annexe has its own private entrance leading into a hall then a bright and spacious open-plan living and dining area. A timber staircase rises to the first floor, while the ground floor also includes a compact yet well-equipped kitchen with fitted cabinetry, an electric oven, hob, space for a fridge-freezer, and a microwave shelf.

Conveniently located on the ground floor is a modern shower room fitted with a shower enclosure, WC, and wash hand basin. A separate utility room houses the heating system and offers additional storage space.

#### First Floor

The first floor hosts a good-sized double bedroom, currently arranged with bunk beds, and benefits from an en-suite shower room comprising a shower enclosure, WC, and wash hand basin. Bright and airy, the bedroom enjoys

countryside views. This well-designed annexe offers independence and practicality while being directly connected to the main home.

#### Outside

The property is set within an attractive enclosed front garden, mainly laid to lawn and bordered by mature hedging. A central raised bed offers a focal point, while the generous lawned area provides ample space to enjoy the open countryside views. To the rear, a large area of neatly maintained lawn provides plenty of space for outdoor activities, family gatherings, or simply sitting and enjoying the peaceful views. Adjacent to the house, a gravelled parking area offers generous off-street parking for multiple vehicles and easy access to both the main house and annex. In addition to the garden and parking areas, there is a block-built store, complete with power and light, providing excellent practical space for workshop use or for storage.

#### Services

It is understood that there is mains water, electricity and drainage to a septic tank.

#### Price

Offers over £240,000 are invited.

#### Entry

By mutual agreement.

#### Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-

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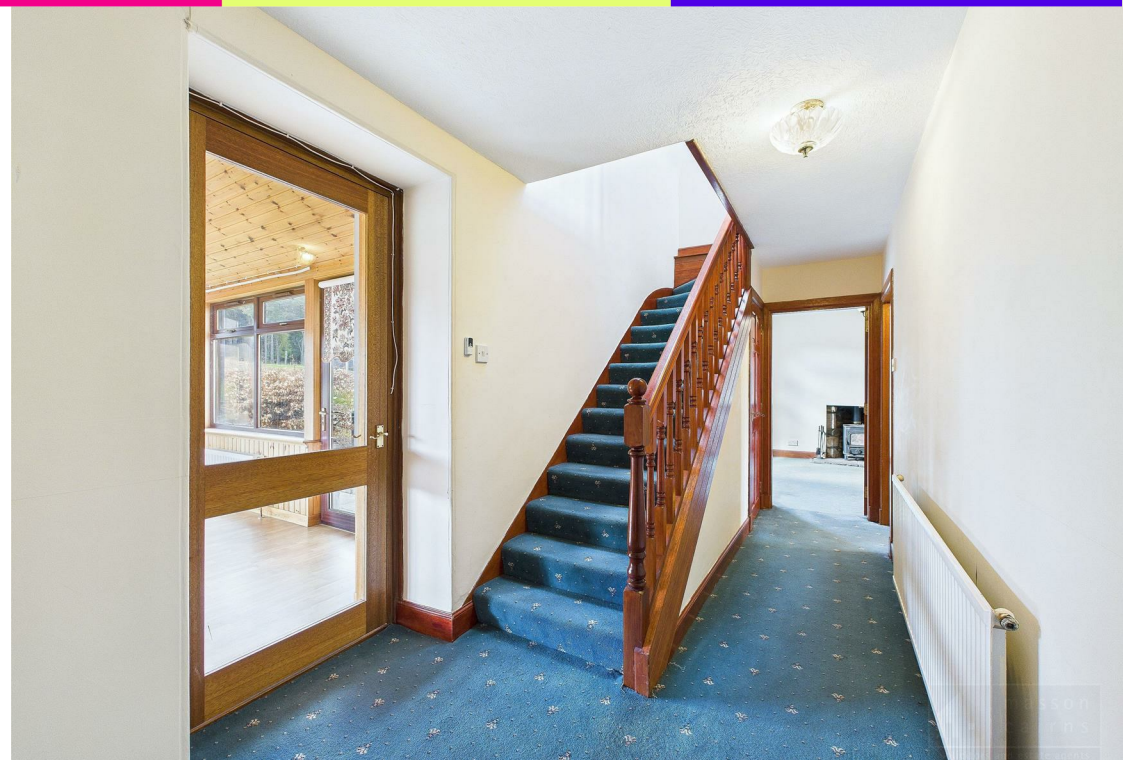
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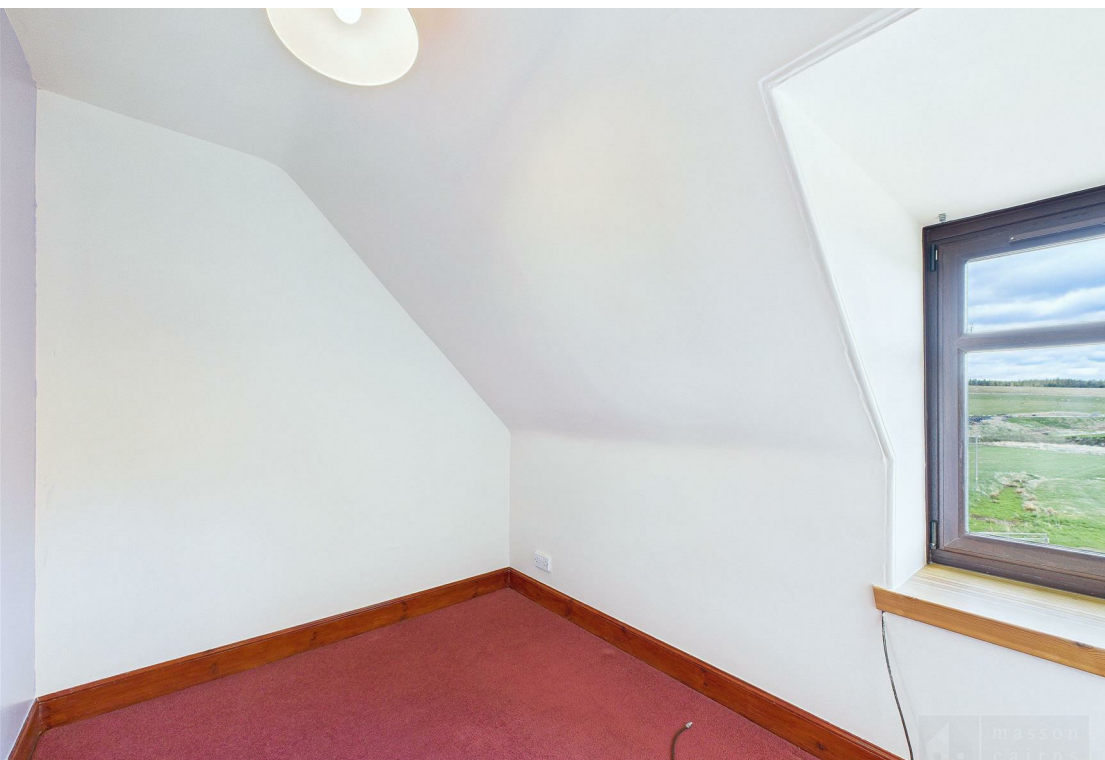








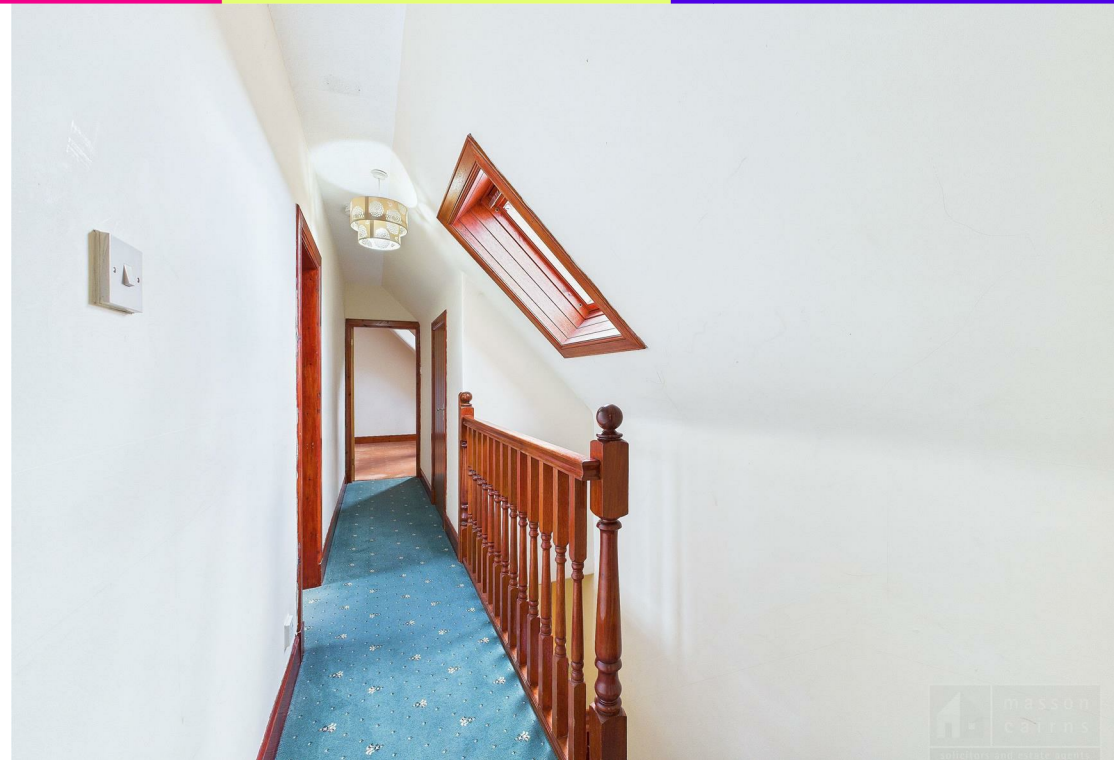




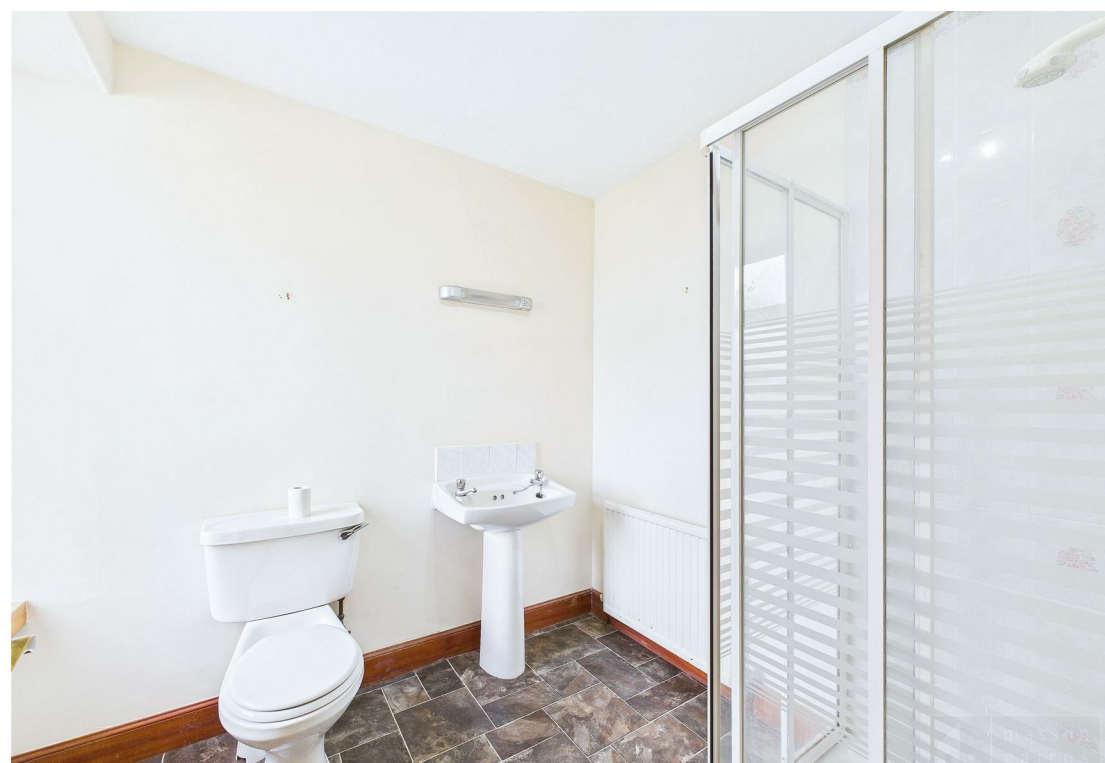








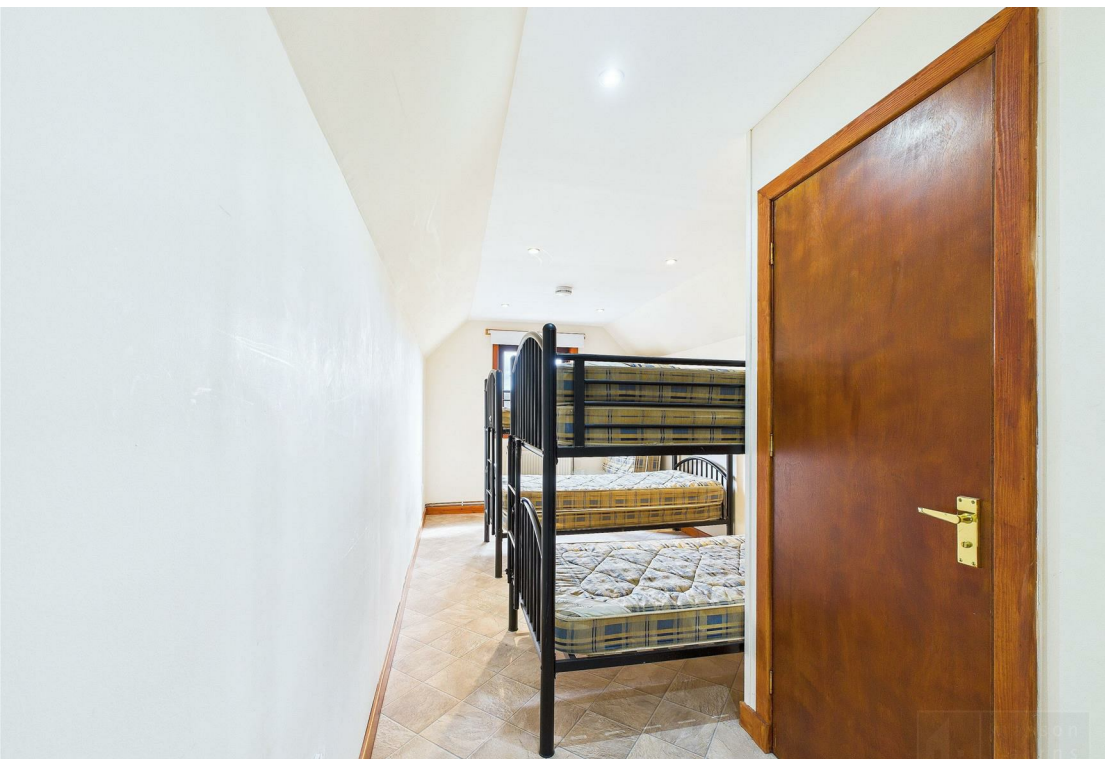




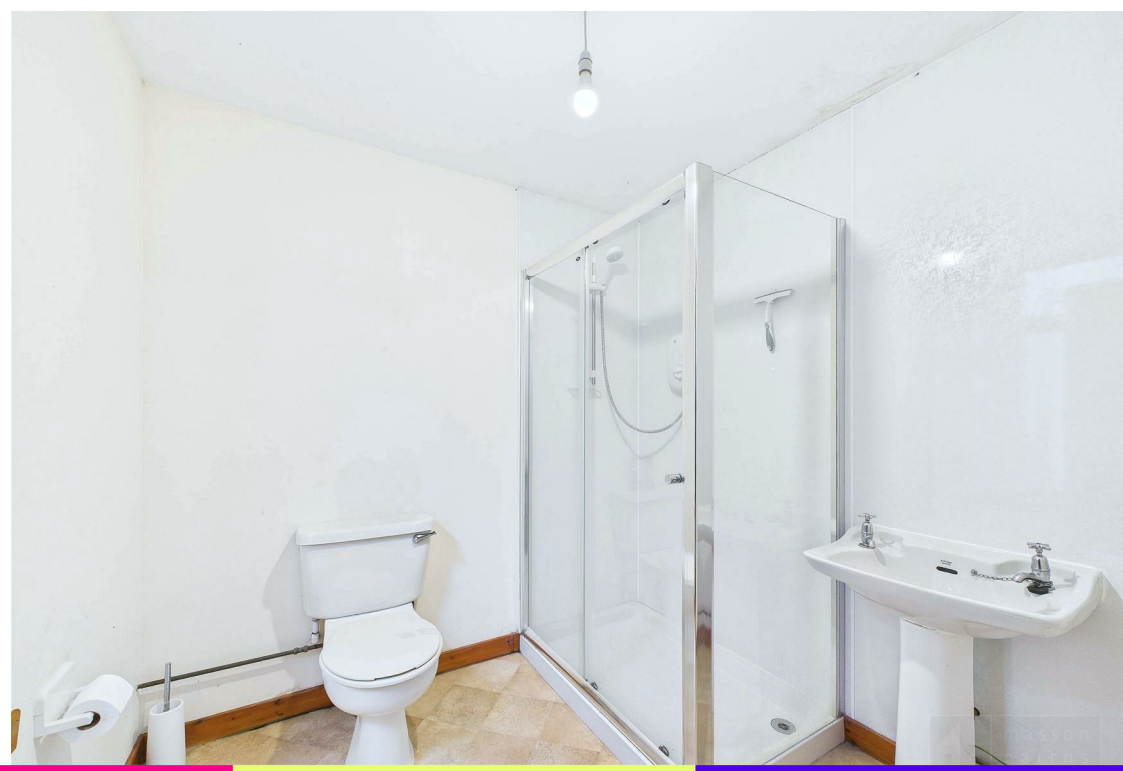
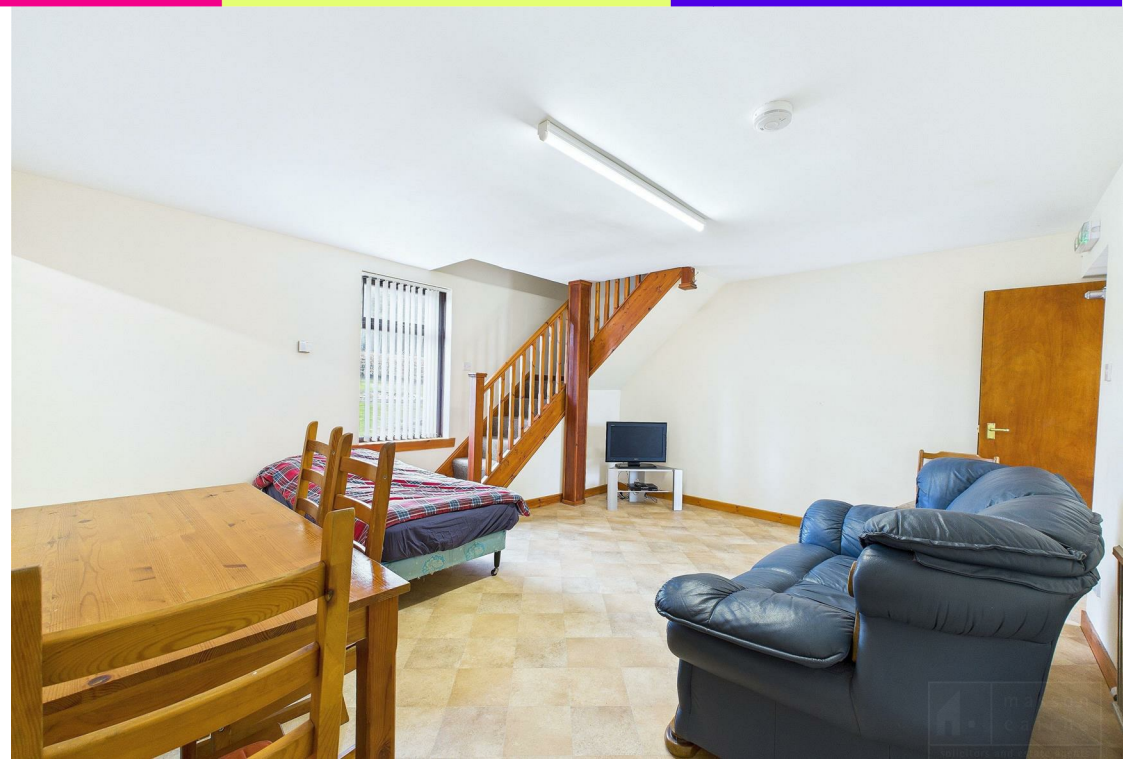








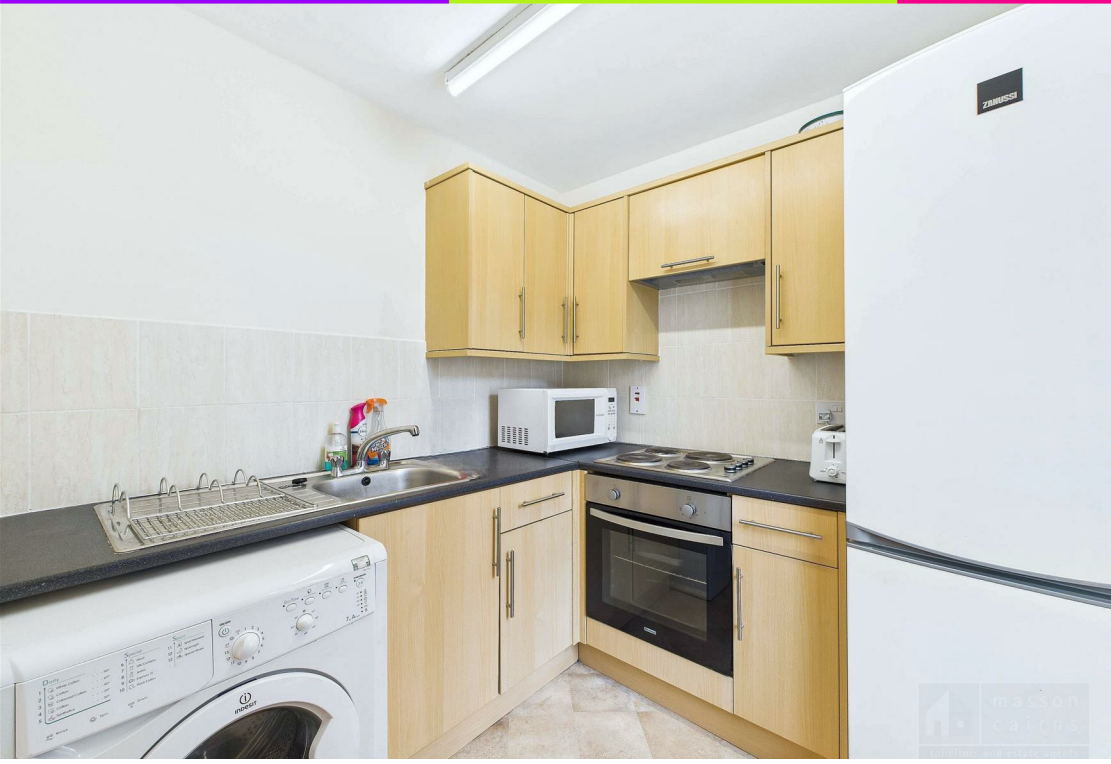
























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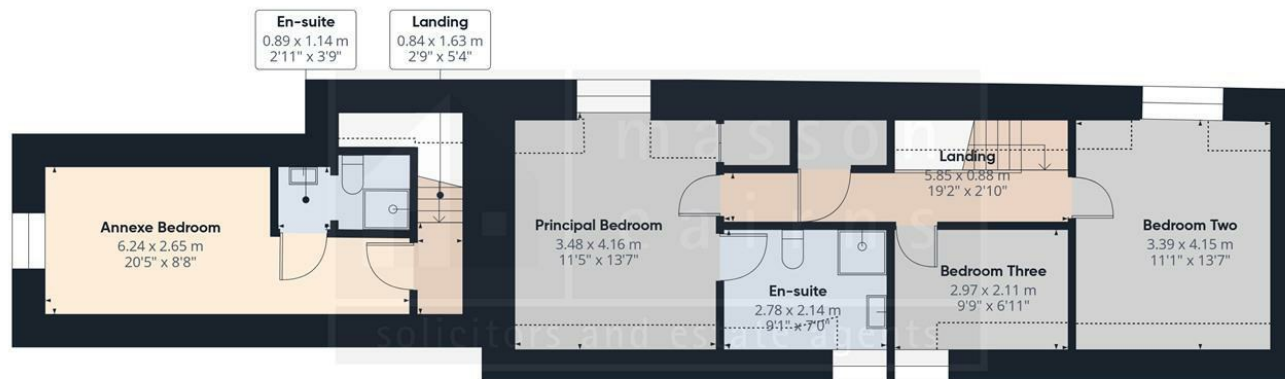
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Floor 1

**Approximate total area<sup>(1)</sup>**

67.3 m<sup>2</sup>  
725 ft<sup>2</sup>

**Reduced headroom**

6.9 m<sup>2</sup>  
75 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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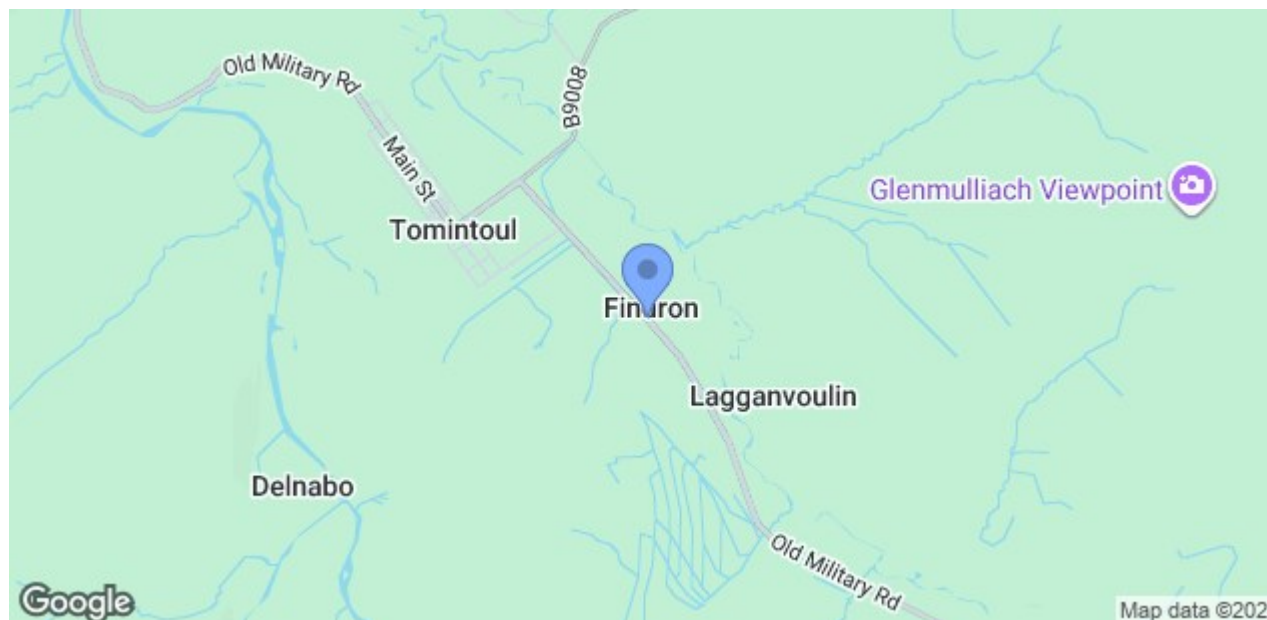
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| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            | <b>82</b>                                                                         |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            | <b>41</b>                  |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>Scotland</b>                             | EU Directive<br>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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