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solicitors and estate agents

Rosewood, 2 The Square, Tomintoul, AB37 9ET
UNDER OFFER £175,000

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

UNDER OFFER - Set within the heart of Tomintoul, the highest village in the Highlands, Rosewood is an attractive three-bedroom stone and slate home offering a perfect blend of character and comfort. Beautifully presented and well-maintained throughout, the property enjoys a prime position overlooking the village square and benefits from a private rear garden with space for parking. The ground floor accommodation includes a bright and welcoming sitting room with a large picture window and wood-burning stove, a spacious kitchen/breakfast room overlooking the rear garden, utility room with access to the rear garden and a modern shower room. Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom and an en-suite shower room. Externally, the rear garden offers a mix of lawn and planted areas along with a patio and shed, while a gate from the road offers convenient off street parking. The home is ideally suited for families and a variety of purchasers looking to live in the Cairngorms National Park. With double glazing, gas central heating, and excellent access to the surrounding countryside, Rosewood is a fantastic opportunity in this popular and picturesque Highland village. EPC E, Council Tax Band B, Home Report available 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 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 where an online copy is available to download.

EPC Rating E

Hallway

The hallway provides access to the sitting room, kitchen, bathroom, and staircase to the first floor. It features carpet flooring and a timber front door with fanlight glazing. There is wall-mounted coat storage and an area for boots and shoes in addition to a small window providing natural light.

Sitting Room

4.61m x 3.79m (15'1" x 12'5")

The sitting room is a well-proportioned space with a large front-facing window offering excellent natural light and a pleasant outlook over the square. A wood-burning stove provides a central focal point and there is carpet flooring, wall lighting, and a shelved display recess.

Kitchen / Breakfast

3.20m x 3.71m (10'5" x 12'2")

The kitchen/breakfast room is a spacious and practical area with excellent natural light. It features a good range of drawer, base and wall-mounted units with laminate worktops, an inset sink with drainer, a cooker with electric hob and illuminated extractor in addition to space for a larger fridge and freezer. There is room for a small table and chairs, and additional storage is available via two large understairs cupboards which are shelved and also contain the electric fuse board and meter. A further door leads through to the utility room.

Utility Room

1.47m x 1.70m (4'9" x 5'6")

A practical and well-placed utility room located off the kitchen, fitted with plumbing and space for a washing machine in addition to the gas boiler. There is a stained glass door that leads directly to the rear garden, making this a convenient space for laundry and garden access.

Shower Room

3.20m x 1.56m (10'5" x 5'1")

This well-proportioned shower room has a three-piece suite comprising a WC, pedestal wash hand basin with mixer tap, and a large walk in shower enclosure complemented by full-height wet wall panelling. A window to the rear with opaque glass provides natural light while maintaining privacy, and further features include a chrome towel radiator, ceiling lighting, vinyl laminate flooring.



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First Floor Landing

A switchback staircase leads to the first floor landing, which provides access to the three bedrooms. A window at the switchback allows natural light to brighten the space, while a series of useful shelves offer excellent storage options. The stairs and landing are finished with carpet flooring. A hatch provides access to the attic.

Principal Bedroom & En-Suite

3.59m x 2.76m & 0.89m x 2.48m (11'9" x 9'0" & 2'11" x 8'1") This bright principal bedroom benefits from a window overlooking the town square and fills the space with natural light. The en-suite shower room is well appointed with full wet wall panelling within the shower enclosure and features a WC and wall mounted wash hand basin with chrome mixer tap. A Velux window provides light and ventilation in addition to a ceiling fan and there is vinyl flooring, a heated towel rail, and ceiling lighting.

Bedroom Two

2.24m x 3.97m (7'4" x 13'0")

A bright and spacious bedroom with a window to the front, overlooking the town square, that fills the room with natural light. The room is laid with carpet flooring and offers space for free-standing furniture, in addition to a recessed shelved storage nook.

Bedroom Three

2.22m x 2.45m (7'3" x 8'0")

An appealing single bedroom with a window to the rear offering good natural light. The room benefits from carpet flooring and includes an integral wardrobe with twin sliding doors, providing storage.

Outside

The front of the property faces directly on to the town square with a path leading to the front door. The property benefits from a garden to the rear, offering excellent outdoor space for relaxation and recreation. It is fully

enclosed for privacy and security with timber fencing, featuring a mix of lawn and a paved seating area—ideal for outdoor dining or entertaining. There is a metal shed and a timber shelter providing practical external storage, and the space enjoys a double gate to the road at the rear offering off street parking if required.

Services

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

Entry

By mutual agreement.

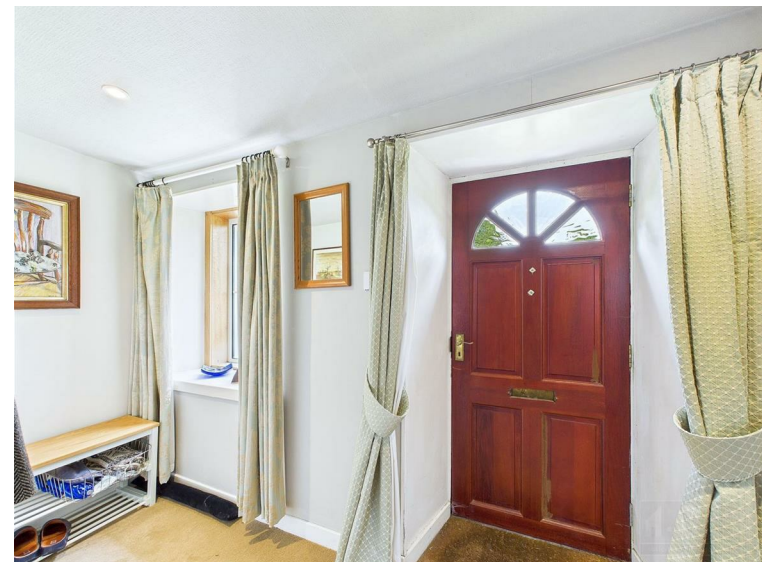
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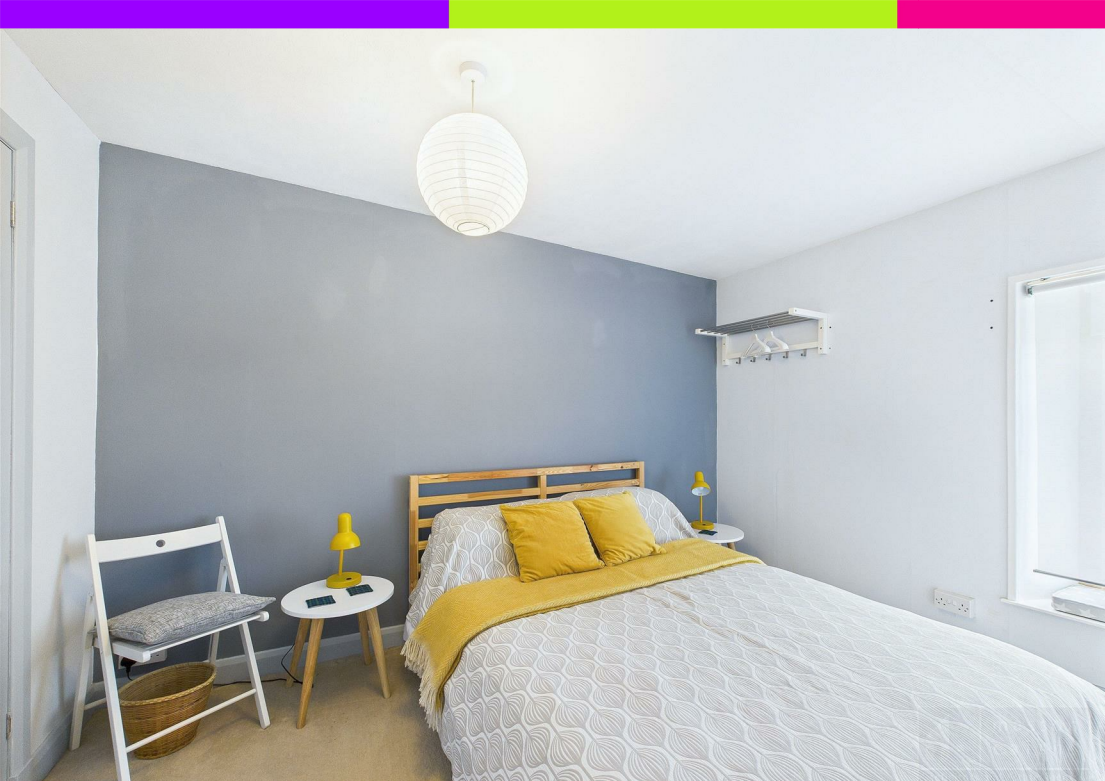
UNDER OFFER

Viewings and Offers

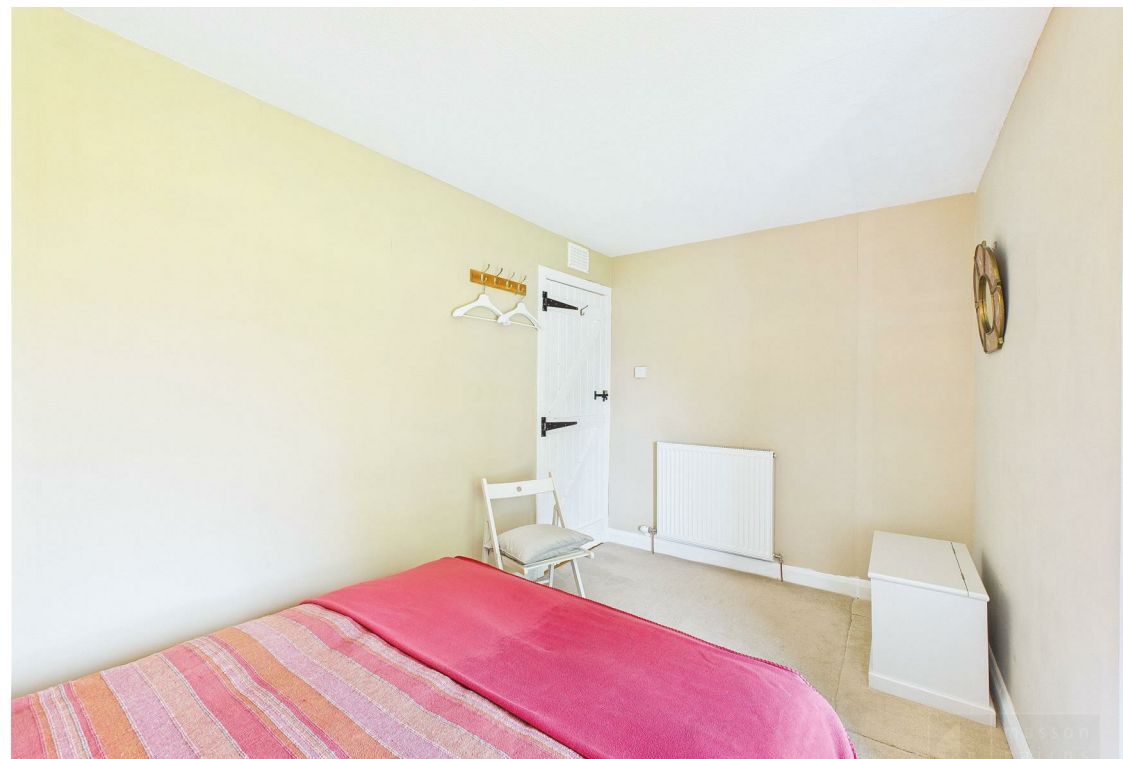
Viewing is strictly by arrangement with and all offers to be submitted to:-

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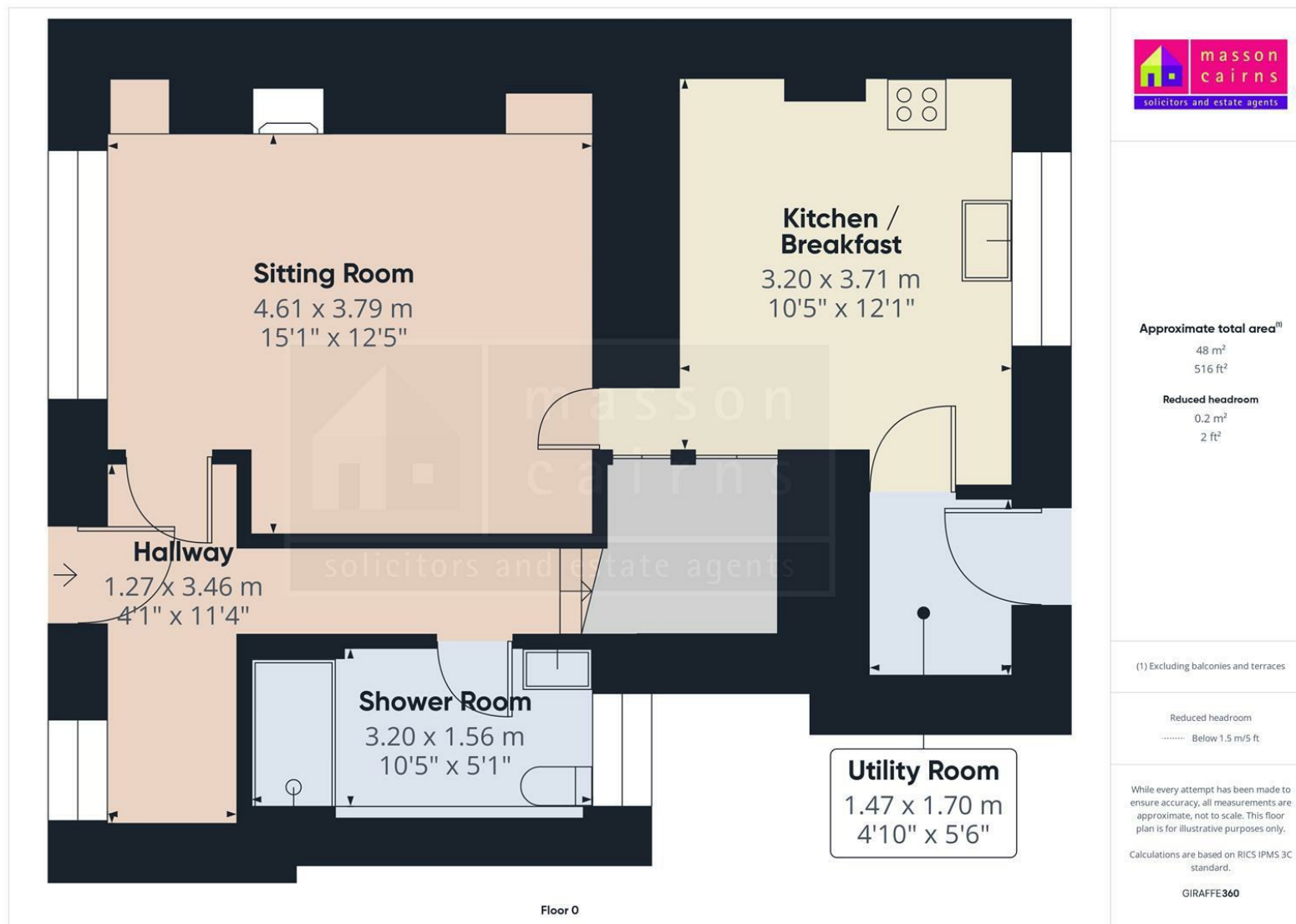












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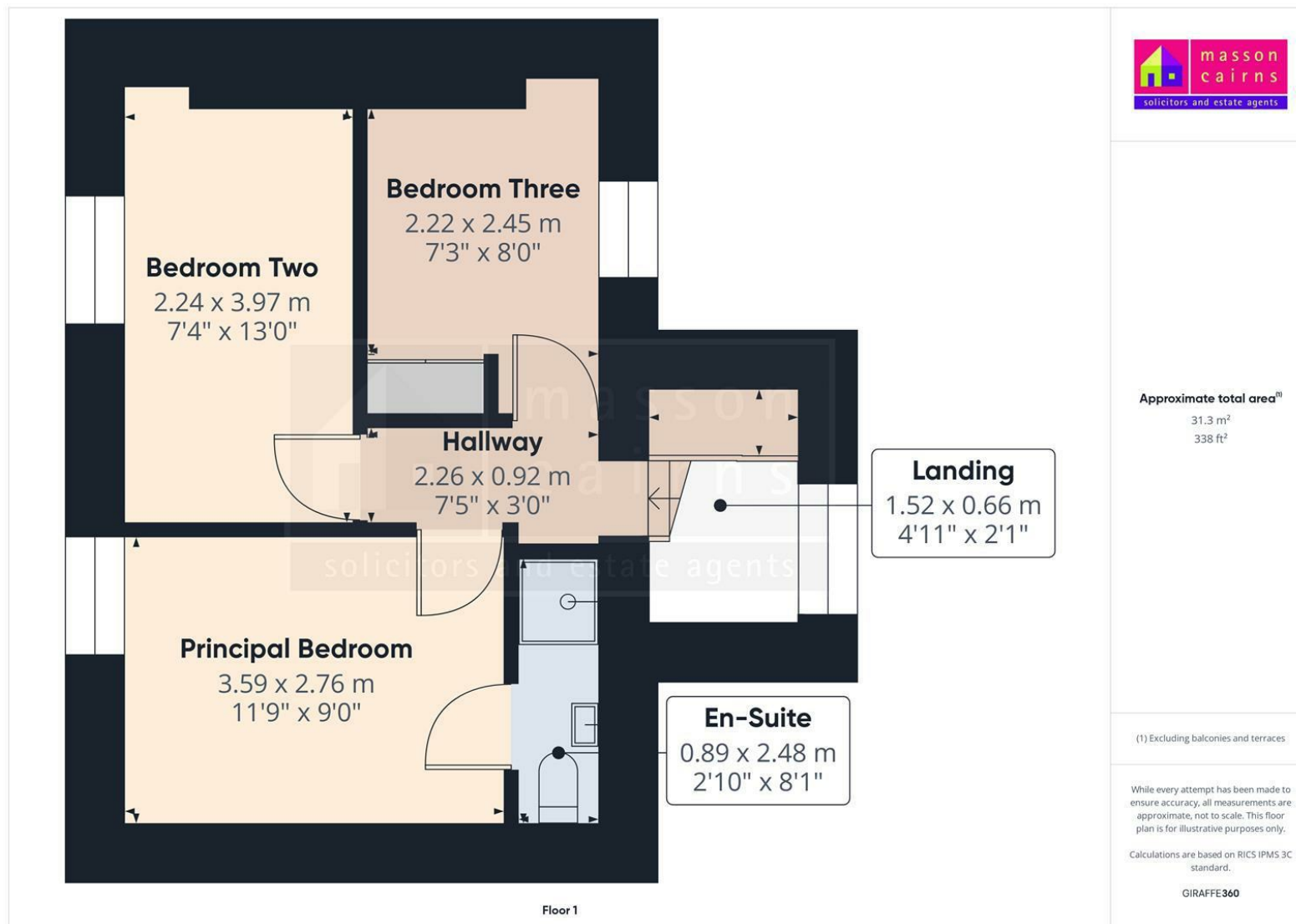
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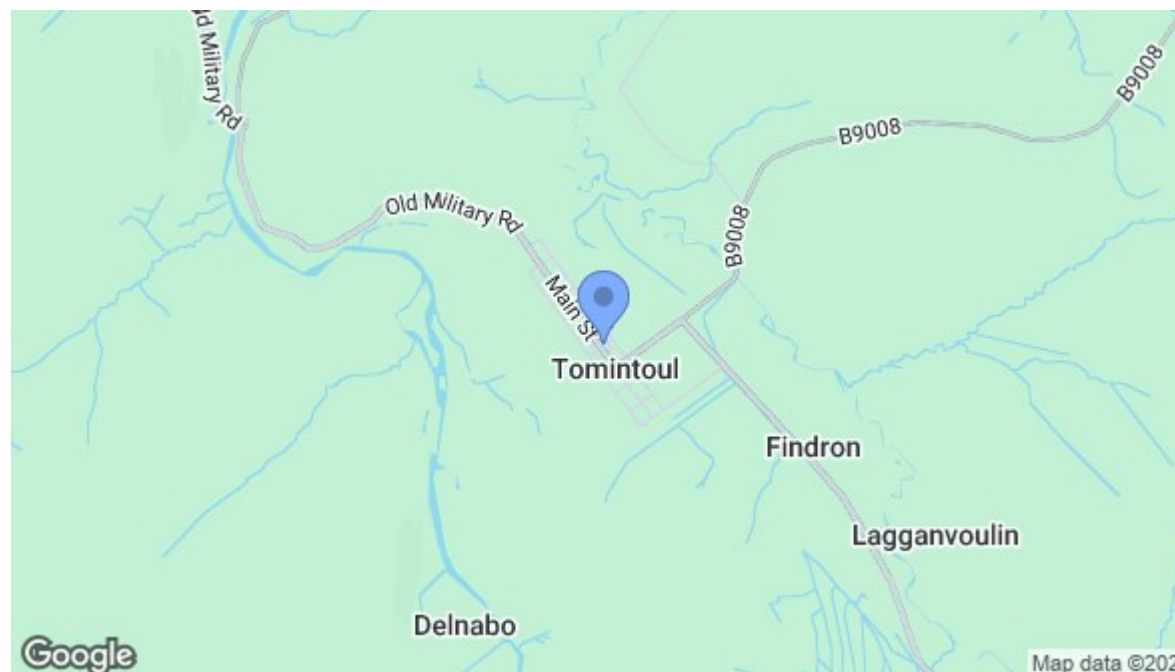
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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