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solicitors and estate agents

Avondale, 110 Main Street, Tomintoul, AB37 9HA

UNDER OFFER £200,000

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

UNDER OFFER - This charming, light-filled, traditional detached and extended stone and slate cottage features three bedrooms and boasts an attractive frontage in a quaint village within the Cairngorms National Park. Designed for family living, the main level flows seamlessly from a welcoming entrance hall with wooden floors into a spacious sitting room featuring dual aspect windows and an inglenook fireplace with a wood-burning stove. Adjacent is a large dining area and kitchen equipped with ample wall and base units. The ground floor also includes a modern bathroom with shower, a striking vaulted lounge with twin windows offering stunning views of the surrounding hills, and access to the spacious primary bedroom. Upstairs, a bright landing with a display area leads to two additional double bedrooms and a contemporary family WC. Outside, the property features gravel off-street parking with dual gated entry, well-maintained gardens primarily laid to level lawn with mature trees and seating areas, perfect for outdoor entertainment and dining. There is a large insulated timber storage shed. This home is ideal for a range of buyers, offering excellent amenities and character. Energy Performance Rating F, Council Tax Band B
To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

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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

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EPC Rating F

Entrance Hall

The welcoming entrance hall enjoys laminate wood flooring and doors lead to the sitting / dining / kitchen and bathroom whilst stairs lead up to the first floor accommodation. There is a coat rail and recessed down lighting.

Sitting Room / Kitchen / Dining

4.15m x 3.79m / 4.26m x 2.03m / 1.96m x 1.96m (13'7" x 12'5" / 13'11" x 6'7" / 6'5" x 6'5")

This inviting, open-plan layout combines the sitting room, dining area, and kitchen, creating a sociable space perfect for gatherings. The sitting room is bathed in natural light from windows on both the front and back, with a striking inglenook stone fireplace and a high-quality Morso wood-burning stove serving as cosy focal points. The dining area offers room for a table and chairs, ideal for hosting, and flows into the kitchen, which is equipped with a variety of base, wall, and drawer units topped with complementary countertops and tiled backsplashes. Additional features include a window overlooking the hills, under-counter mood lighting, an integrated oven with a gas hob and an illuminated extractor fan, and an inset sink with drainer. There's also an integrated wine rack, plumbing for a washing machine, and space for a tumble dryer. A further door from the kitchen opens into the lounge area.

Lounge

4.75m x 3.88m (15'7" x 12'8")

This spacious lounge is highlighted by a vaulted ceiling and two large windows on the side of the house, offering views of the surrounding hills and countryside while filling the room with natural light. One end of the room showcases an exposed stone wall featuring recessed and display shelving, with additional display space provided by a high-level shelf. The room is finished with carpet flooring and ceiling lighting, and another door opens into the principal bedroom.

Principal Bedroom

4.20m x 3.00m (13'9" x 9'10")

This spacious double bedroom features a vaulted ceiling and large double windows, creating a cosy and well-lit retreat. It is comfortably outfitted with carpet flooring and ceiling lighting.



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Bathroom

2.56m x 1.71m (8'4" x 5'7")

This modern and stylish space features an opaque window at the front, enhancing privacy. It includes a three-piece bathroom suite in white, consisting of a dual flush toilet, a pedestal wash hand basin with a chrome mixer tap, and a bath complemented by a chrome mixer tap and a shower with a glazed screen, all surrounded by wet wall panels. Additional features include a mirror, a display shelf, and a shaver socket. The room is finished with vinyl tile-effect flooring and recessed downlighting.

Landing

The landing is illuminated by a Velux window at the front of the house, bringing in abundant natural light, complemented by ceiling lighting. Doors lead off to both bedrooms and the WC. It features stripped wood flooring and a spacious area for displays, enhancing the welcoming atmosphere of the space.

Bedroom Two

2.59m x 3.77m (8'5" x 12'4")

This bright double bedroom features stripped wood flooring and recessed downlighting, complemented by a dormer window at the front of the property that floods the space with natural light.

Bedroom Three

2.66m x 3.86m (8'8" x 12'7")

This double bedroom is adorned with stripped wood flooring and ceiling lighting, featuring a window at the front that bathes the space in natural light.

WC

1.84m x 1.53m (6'0" x 5'0")

This spacious cloakroom caters to the first-floor bedrooms, featuring a toilet and a wash hand basin with twin taps, complemented by a splashback. A rear window offers expansive views, and the room is finished with stripped wood flooring and recessed downlighting. Additionally, it includes a large storage cupboard.

Outside

The property boasts gravel off-street parking with double gated access, and an additional gate opens to the beautifully kept gardens. These outdoor spaces feature a level lawn, mature trees, and several seating areas, making them perfect for entertaining and al fresco dining. The entire area is enclosed by a mix of timber, post, and wire fencing. Additionally, there is a large insulated timber storage shed (3.4m x 1.6m), a further timber storage shed and a gas storage tank.

Services

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

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
Granttown on Spey

Moray
PH26 3EQ

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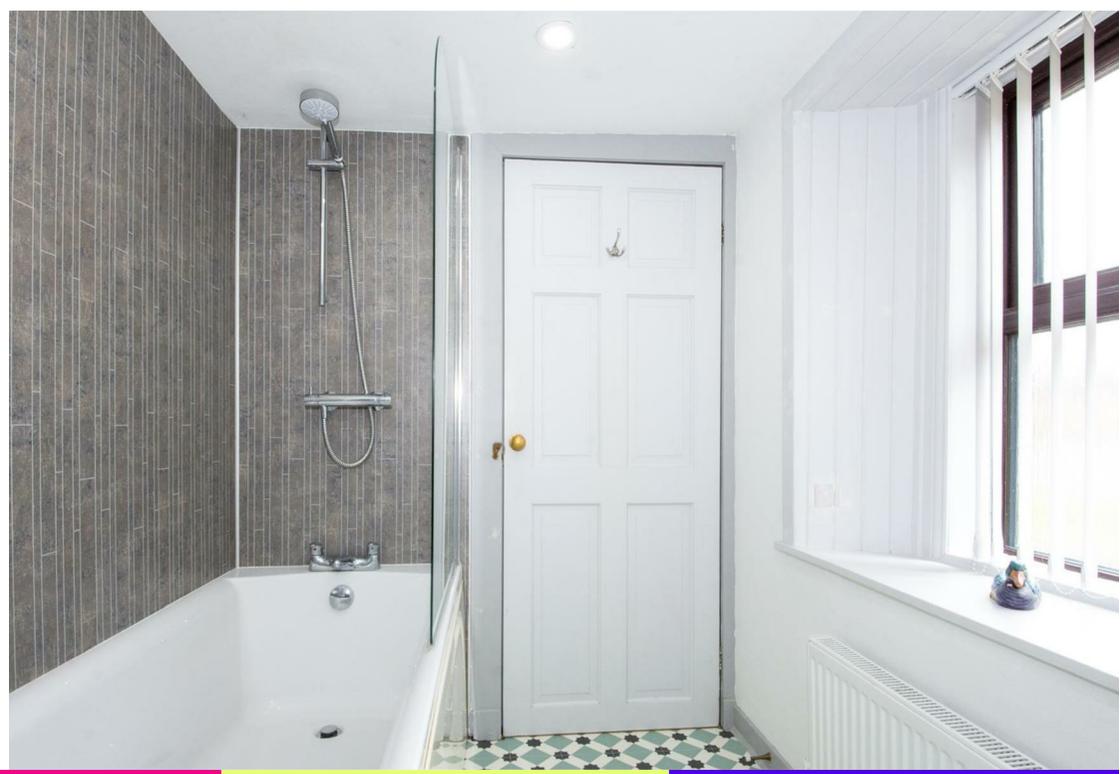
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Tel: 01479 874800

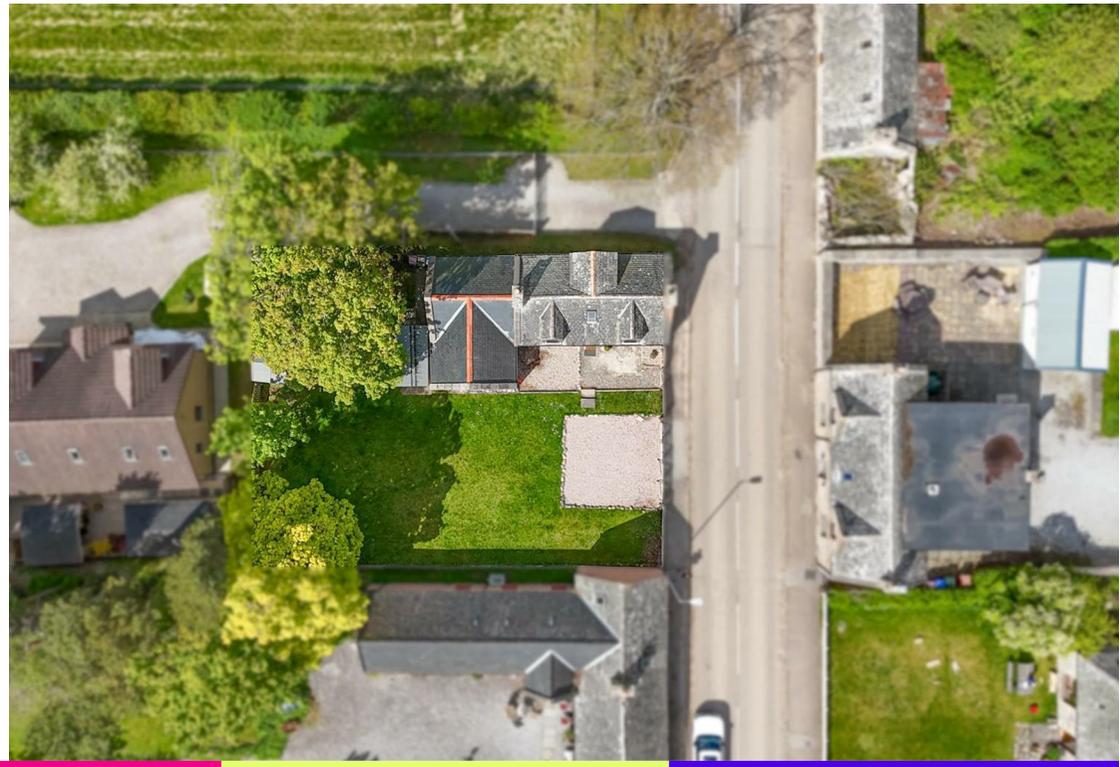
Fax: 01479 874806

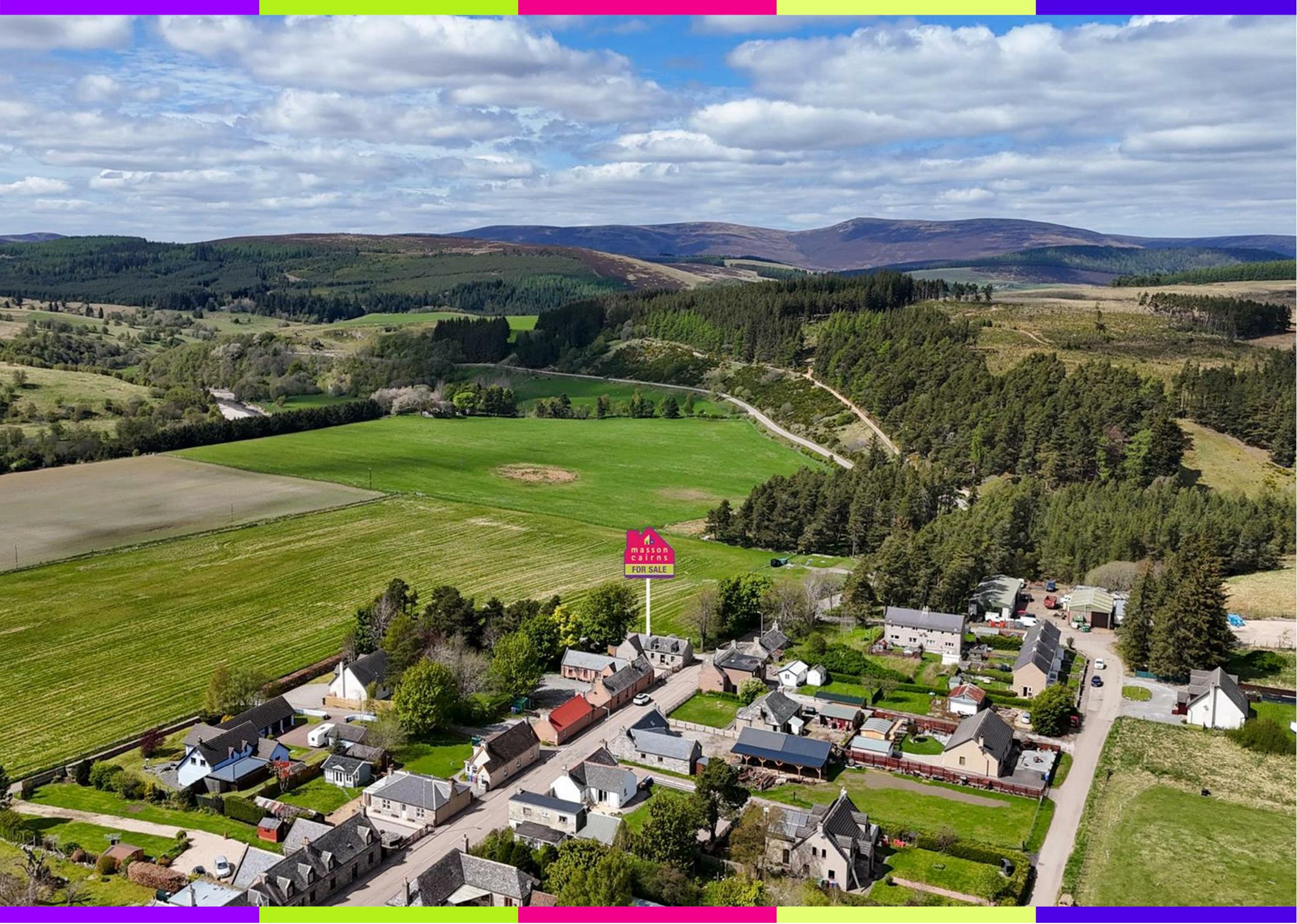
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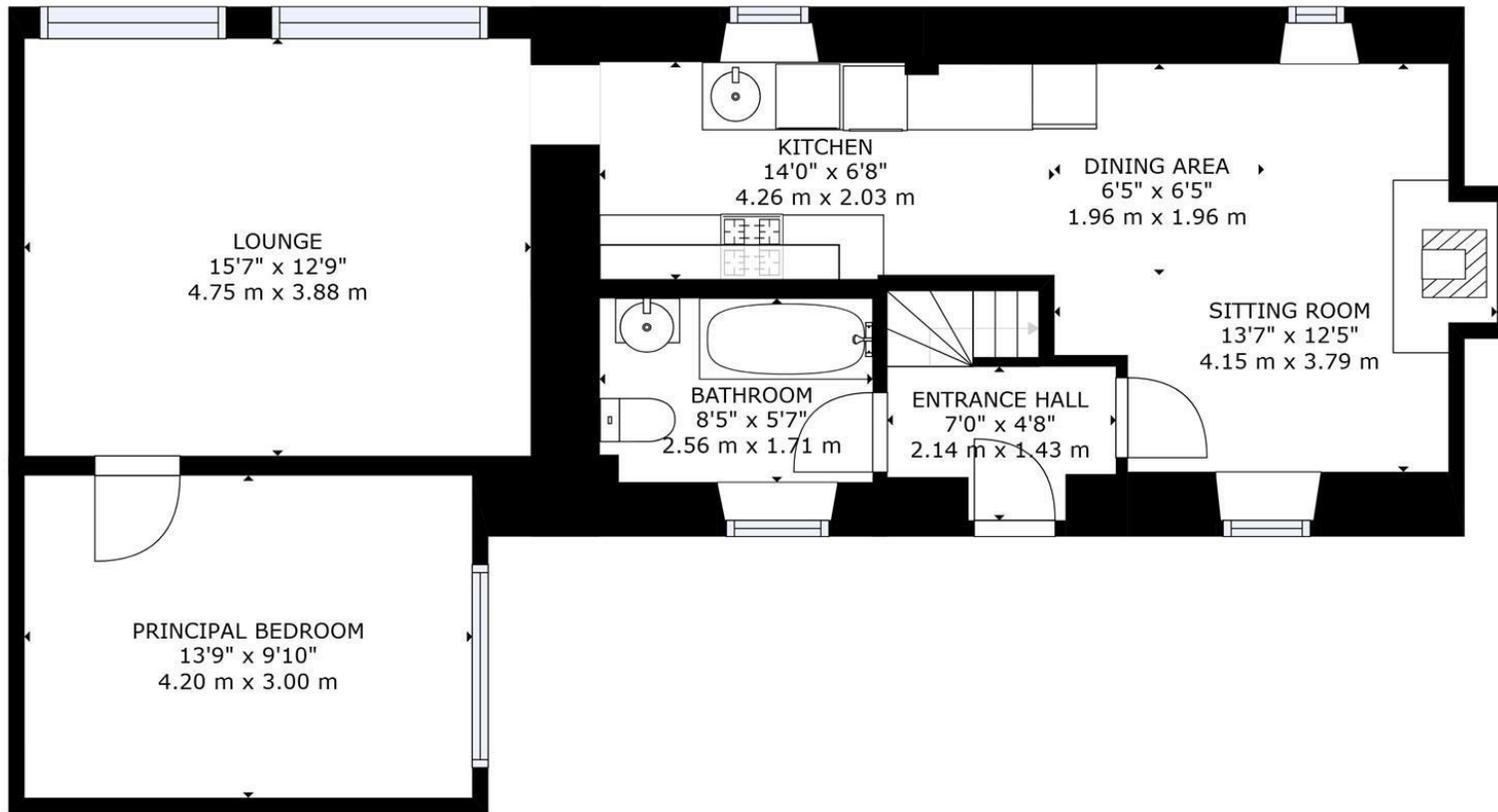












FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 723 sq. ft, 67 m², FLOOR 2: 215 sq. ft, 20 m²
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 127 sq. ft, 12 m²
 TOTAL: 939 sq. ft, 87 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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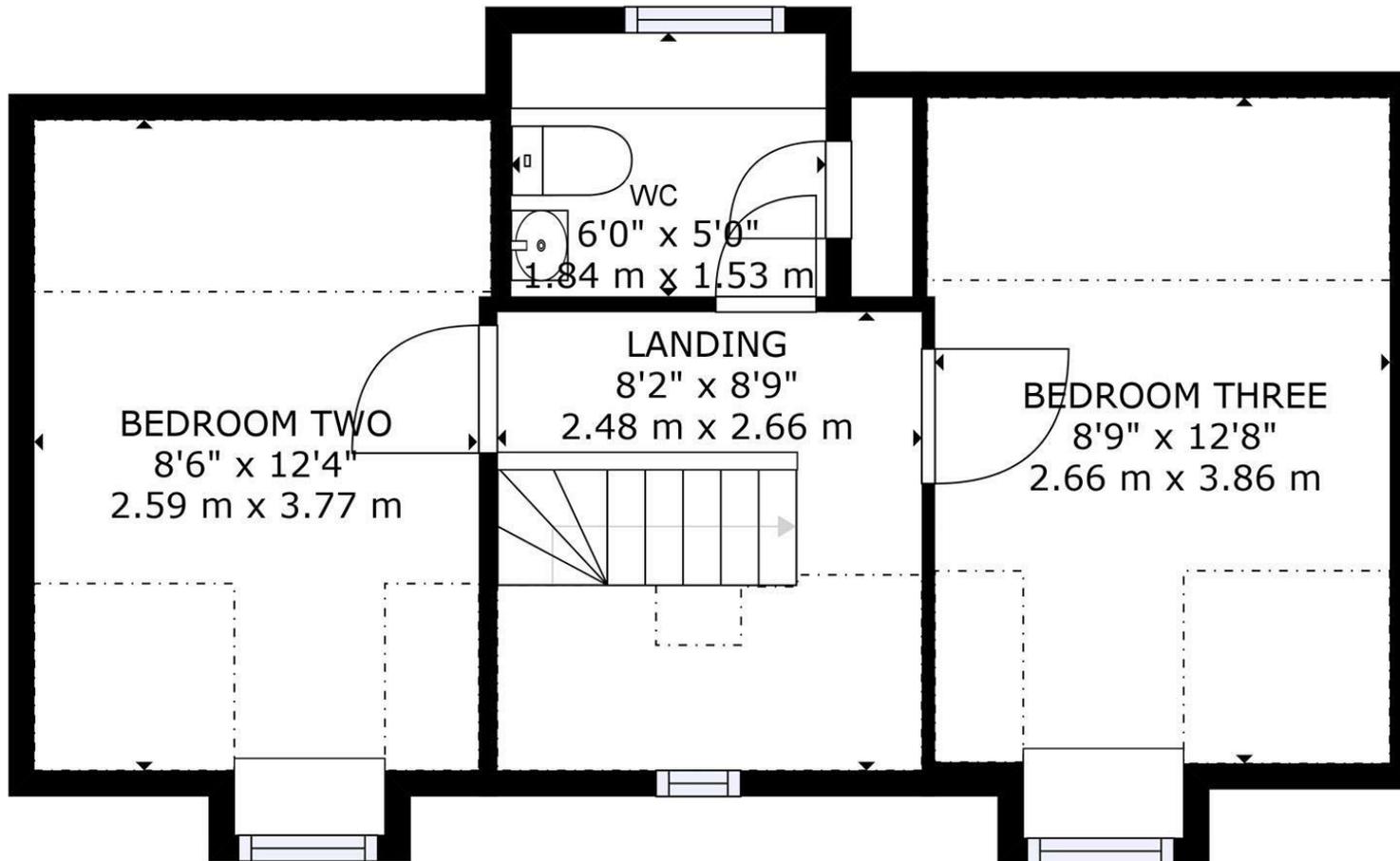
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FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 723 sq. ft, 67 m², FLOOR 2: 215 sq. ft, 20 m²
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 127 sq. ft, 12 m²
 TOTAL: 939 sq. ft, 87 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	25	
(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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