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Little Glenwood, Main Street, Tomintoul, AB37 9EX  
UNDER OFFER £165,000

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

UNDER OFFER - Little Glenwood is a wonderful, traditional stone-built property located in the heart of Tomintoul, offering an appealing blend of period features, nice proportions and outstanding scope for enhancement. This charming home, set within generous garden grounds, presents an exciting opportunity for purchasers seeking a property with character and long-term value. The interior retains many original features including high ceilings, decorative cornicing, deep skirtings, panelled doors and an elegant bay-windowed sitting room that floods the space with natural light. The layout provides excellent flexibility, with well-proportioned reception rooms and bedrooms that lend themselves beautifully to modern reconfiguration or sympathetic restoration. The kitchen and bathroom areas offer clear potential for upgrading, allowing the next owner to design contemporary spaces that complement the home's traditional framework. Externally, the substantial rear garden is a real asset—ideal for landscaping, creating outdoor living areas or exploring further development options (subject to consents). With its handsome stone façade, period charm and generous plot, Little Glenwood represents a rare opportunity to create a stunning family home or Highland retreat in a peaceful village setting within the Cairngorms National Park. Properties with this level of character and potential are increasingly scarce, making early viewing highly advisable. EPC F, Council Tax Band B Home report available online 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 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.

### Tomintoul 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 F

### Entrance Vestibule

1.01 x 1.98m (3'3" x 6'5")

A traditional timber front door, set within a stone surround, opens into the entrance vestibule. The vestibule features a glazed inner door with matching decorative side panels leading through to the main hallway, allowing natural light to filter through while providing a practical and welcoming buffer from the elements. There is high level coving, laminate wood flooring and ceiling lighting.

### Hallway

5.21 x 2m (17'1" x 6'6")

The welcoming hallway is a particularly attractive feature of the house, setting the tone for the accommodation beyond. Entered via a traditional panelled timber door, it is complemented by a glazed panel and decorative stained-glass side panels that allow natural light to filter through while maintaining privacy. The hallway provides access to the principal ground floor rooms and the staircase, which rises gracefully with a traditional and intricate cast iron balustrade. Period proportions and detailing give the space a sense of character and flow, creating a charming and elegant first impression. There is carpet flooring and ceiling lighting.

### Sitting Room

3.7 x 4.4m (12'1" x 14'5")

A generously proportioned and elegant principal reception room,

featuring a traditional bay window that allows excellent natural light. A fireplace provides a natural focal point, while a useful press cupboard offers valuable storage. Period proportions and original detailing enhance the character of the room, making it well suited to both everyday living and more formal entertaining.

### Dining Room / Bedroom Four

2.55 x 4.37m (8'4" x 14'4")

Traditionally used as a formal dining room, this versatile space enjoys a pleasant outlook to the rear gardens. A feature fireplace with timber surround provides a focal point, while the room's generous proportions readily allow for alternative use as a fourth bedroom, home office or additional reception room, offering excellent flexibility to suit a range of needs. There is carpet flooring and ceiling lighting.

### Kitchen

2.8 x 2.91m (9'2" x 9'6")

The kitchen is positioned to the rear of the property and enjoys a pleasant outlook over the garden, with a glazed door providing direct access outside. Fitted with a range of base and wall units, the space offers practical work surfaces, a stainless steel sink, and space for freestanding appliances. The oil-fired boiler is also housed here, neatly positioned and accessible. The room is finished with durable vinyl tile-effect flooring, ceiling lighting, and benefits from natural light via the rear-facing window, making it a functional and well-proportioned everyday kitchen with scope for modernisation if desired.

### Landing

1.92 x 1.87m (6'3" x 6'1")

The staircase rises to a bright and characterful half-landing, naturally lit by a rear-facing window overlooking the garden. From here, doors lead to the upper accommodation, together with a separate cupboard providing useful shelved storage. The cupboard also gives access to the attic via a ladder, offering excellent additional floored storage space. There is carpet flooring and ceiling.

### Bedroom One

3.72 x 3.64m (12'2" x 11'11")

A generous and well-proportioned double bedroom, enjoying excellent natural light from a front-facing window. The room is enhanced by a traditional fireplace with timber surround, lending period character and a strong focal point. Finished with carpet flooring and ceiling lighting, this is a comfortable and inviting principal bedroom with ample space for freestanding bedroom furniture.



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### Bedroom Two

2.63 x 2.77m (8'7" x 9'1")

Positioned to the front of the property, this is a bright and well-proportioned bedroom with a front-facing window allowing for good natural light. The room benefits from carpet flooring, ceiling lighting and offers ample space for bedroom furniture, making it ideal as a comfortable double bedroom or guest room.

### Bedroom Three

2.57 x 2.59m (8'5" x 8'5")

Positioned to the rear of the property and enjoying a pleasant outlook over the garden grounds, this bedroom is a comfortable and versatile room. The space benefits from a rear-facing window providing good natural light and a quiet aspect. There is a built-in cupboard offering useful shelved storage, which also houses the hot water cylinder, and the room is finished with carpet flooring, ceiling lighting and traditional proportions consistent with the character of the house.

### Bathroom

1.44 x 1.69m (4'8" x 5'6")

The bathroom is fitted with a traditional three-piece suite in white comprising a bath with shower, pedestal wash hand basin and WC. The walls are predominantly tiled and a skylight window provides natural light and ventilation. There is a wall mirror, glass display shelf and ceiling lighting.

### Outside

Little Glenwood enjoys generous and well-proportioned garden ground, offering both privacy and excellent potential. To the front of the property there is a traditional stone boundary wall and iron railings with a pedestrian gate, enclosing a low-maintenance gravelled area that sets the house back attractively from the street. To the rear, the garden is a real feature, laid predominantly to lawn and extending to create a long, usable outdoor space with scope for further landscaping, growing or amenity use. The grounds are bounded by fencing and established hedging, providing a good degree of shelter and privacy, while allowing open aspects across neighbouring ground. There are two timber sheds, ideal for storage of garden equipment, bicycles or outdoor furniture. A gravel area to the rear of the house provides practical access from the kitchen door, with space for bins and outdoor utilities, and the overall

layout offers excellent potential for those wishing to enhance or personalise the outdoor space further. There is space for off road parking.

### Services

It is understood that there is mains water, drainage and electricity. There is oil 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  
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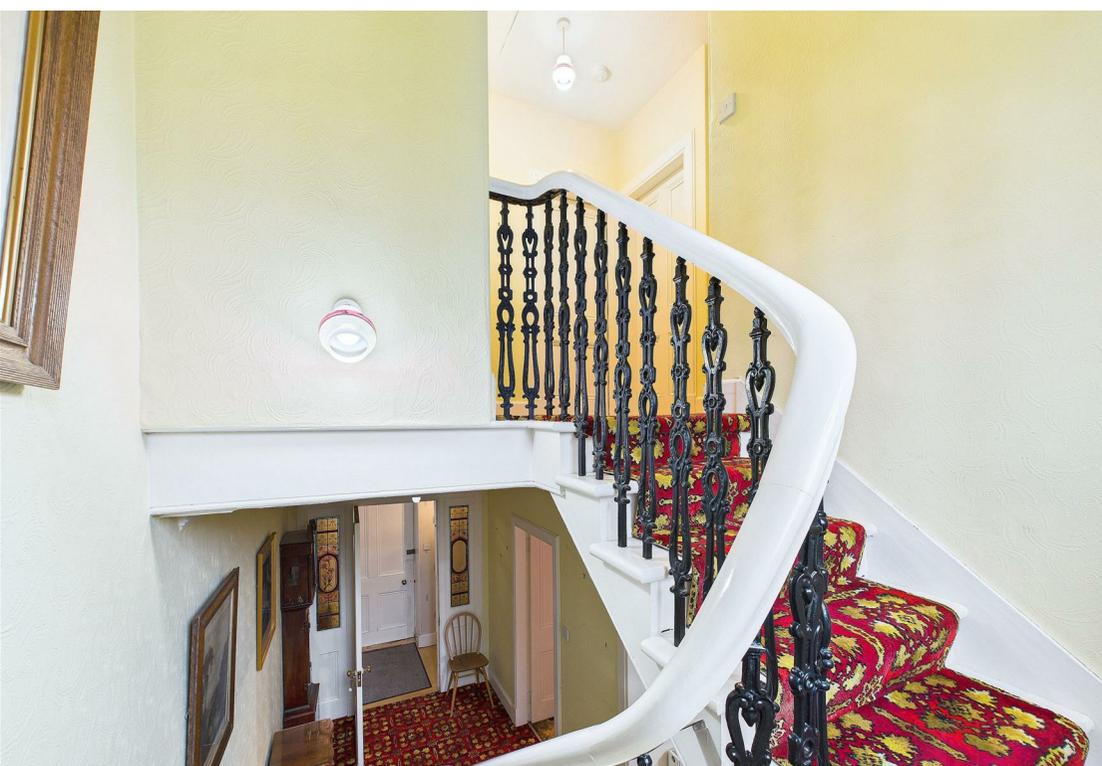
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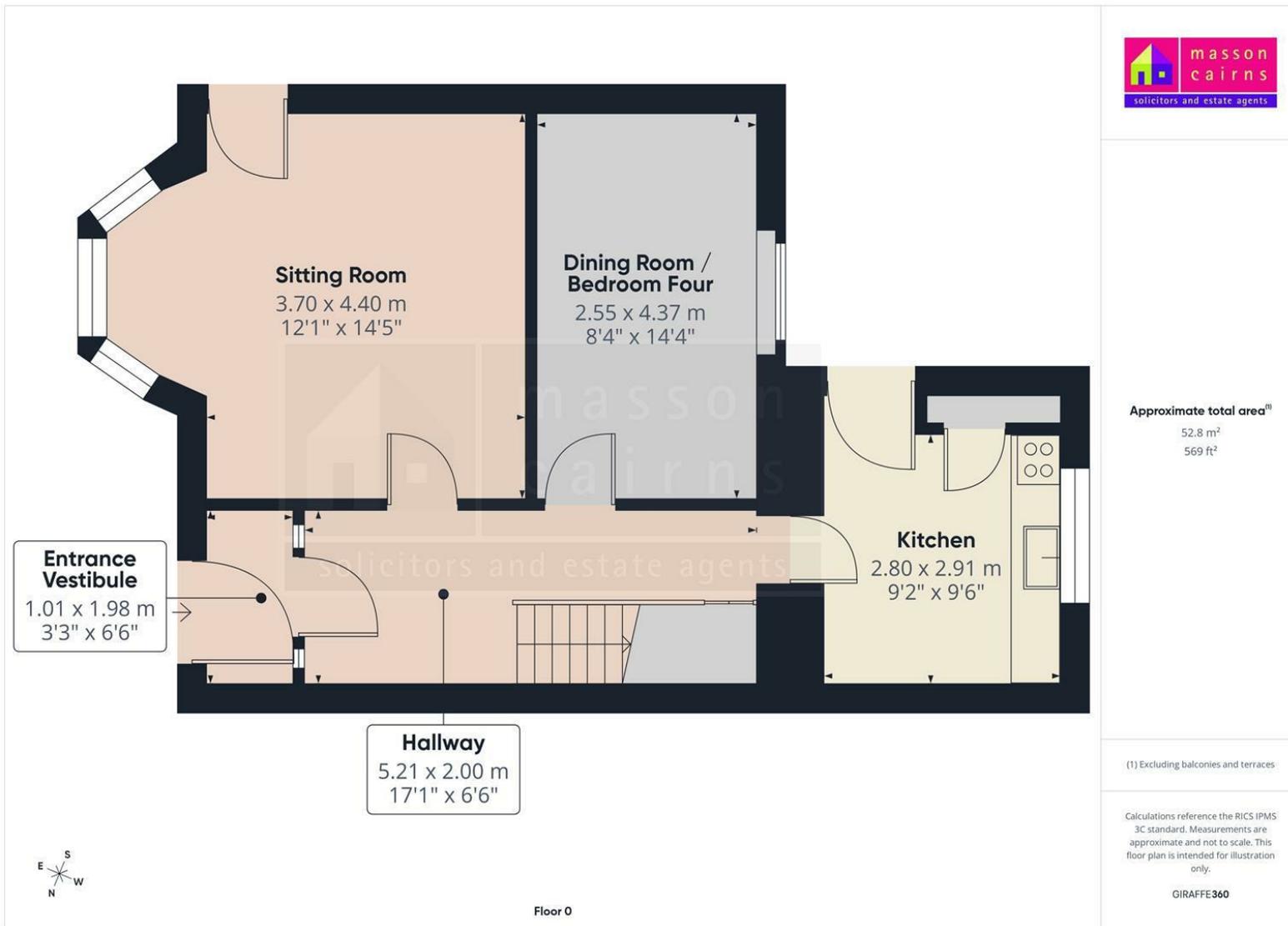
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>62</b>
(39-54) <b>E</b>	<b>36</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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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