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solicitors and estate agents

Ballmorlich, Tomintoul, Ballindalloch, AB37 9HD
Offers Over £140,000

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

Ballmorlich Cottage is a characterful traditional home enjoying an exceptional rural position beside the Bridge of Avon and the River Avon, just outside Tomintoul and within the Cairngorms National Park. Set within mature garden grounds and surrounded by woodland, open countryside and rolling hills, the cottage now seeks a new custodian and, while clearly loved over many years, would benefit from some updating and attention to realise its full potential. Entry is into a welcoming hall with timber staircase rising to the upper floor. The principal sitting room is a wonderfully atmospheric space, with a substantial exposed stone wall and fireplace creating a strong focal point, while a second reception/dining room provides further flexible living space and features its own fireplace with stove. The kitchen is fitted with a generous range of timber units and worktops, with ample room for a table and everyday dining, and there is also a useful utility with WC, wash hand basin and laundry facilities. Upstairs, the accommodation includes a spacious double bedroom with attractive outlooks across the surrounding greenery, together with additional flexible bedroom accommodation. Outside, the gardens are a particular feature, extending around the cottage with broad lawns, mature trees, established shrubs and informal planting creating a private, almost woodland setting. A substantial timber workshop/outbuilding provides excellent storage or hobby space. The setting is truly special, with the historic stone bridge and river close at hand and immediate access to some of the most beautiful scenery in the National Park. EPC G, Council Tax B, Home report available online at massoncairns.com

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Tomintoul & Bridge Of Avon

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 G

Entrance Hallway

A characterful entrance hall providing a warm introduction to the cottage, with a traditional timber staircase rising to the first floor, tiled flooring, ceiling lighting and a Velux window above the half landing. Doors provide access to the sitting and dining rooms.

Sitting Room

3.48m x 4.13m (11'5" x 13'6")

A characterful and welcoming reception room with a substantial exposed stone wall forming a striking backdrop and incorporating a recessed fireplace with wood-burning stove. A window to the front of the home brings in natural light and there is generous space for a range of comfortable seating and freestanding furniture.

Dining Room

3.45m x 4.14m (11'3" x 13'6")

A well-proportioned dining room offering plenty of space for a substantial dining table and additional freestanding furniture. A traditional fireplace with timber surround and stove creates an attractive focal point. A window provides natural light and views towards the surrounding gardens and there is tiled flooring and ceiling lighting with another door leading through to the further hallway, wc and kitchen.

Hallway

A useful further hallway linking the ground-floor accommodation, finished with attractive wood flooring and wall lighting. Doors provide access to the WC and kitchen, while an external door leads directly outside to the garden grounds.

Utility / WC

2.23m x 1.68m (7'3" x 5'6")

A practical utility/WC positioned off the further hallway and incorporating a WC and wash hand basin with tiled splashback. There is space and plumbing for a washing machine together with useful worktop and, wall cupboard and storage space that can house a fridge and larder freezer, while a window provides natural light in addition to the ceiling light.

Kitchen / Breakfast

3.49m x 3.46m (11'5" x 11'4")

A characterful and well-proportioned kitchen with dual-aspect windows providing excellent natural light and views across the surrounding garden. Fitted with a generous range of timber base, drawer and wall units with complementary work surfaces, the room also provides ample space for informal dining. A traditional oil-fired Rayburn range forms an attractive and practical focal point, while a separate shelved larder cupboard provides useful additional storage. There is wood flooring and ceiling lighting.

Landing

A bright first-floor landing with a Velux window providing natural light over the stairwell. The space includes an attic hatch, pendant lighting and a timber balustrade, with doors opening to the bedroom and bathroom.

Bedroom One

3.72m x 4.18m (12'2" x 13'8")

A generously proportioned double bedroom with timber flooring and a dormer window providing pleasant natural light. The room offers ample space for freestanding bedroom furniture and includes a useful built-in cupboard housing the hot water cylinder.

Bedroom Two

3.49m x 4.19m (11'5" x 13'8")

A spacious and flexible second bedroom with exposed timber flooring and a window providing good natural light. There is ample room for both double and single beds as presently arranged, together with freestanding wardrobes and further bedroom furniture.



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Bathroom

2.01m x 1.57m (6'7" x 5'1")

The bathroom is fitted with a three-piece suite comprising a panelled bath, WC and wash hand basin, with tiled splashback surrounds and a Velux window providing natural light. A wall-mounted mirror and ceiling light complete the room.

Outside

The cottage is complemented by established garden grounds which provide an attractive and private setting, principally laid to lawn with a varied mix of mature trees, shrubs, ferns and established planting that gives the grounds a wonderfully natural character in keeping with the surrounding countryside. Several distinct areas provide scope for outdoor seating and enjoyment, while off-street parking is available adjacent to the property. A substantial detached timber shed/workshop (6.00m x 4.16) offers excellent ancillary space, with a generous open interior, workbench areas, windows providing natural light and ample room for tools, equipment, bicycles and general storage, making it ideal as a workshop, hobby space or substantial garden store. The setting beside the Bridge of Avon and close to the River Avon further enhances the appeal of this characterful rural property.

Servicest

It is understood that the property is served by mains electricity, a private water supply and drainage is to a septic tank.

Entry

By mutual agreement.

Price

Offers over £140,000 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

PH26 3EQ

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Fax: (01479) 874806

Email: property@lawscot.com

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What Three Words Location

What Three Words Location [///grayhound.rider.transit](https://www.what3words.com/grayhound.rider.transit)

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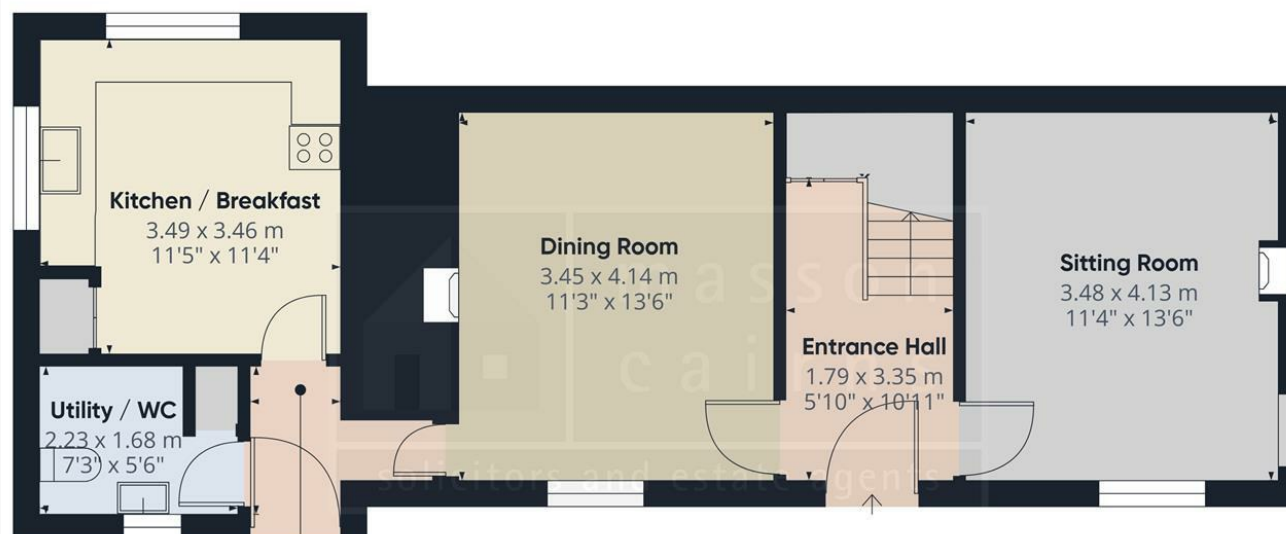












Approximate total area^m
54.7 m²
589 ft²

(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.

GIRAFFE360

Floor 0 Building 1



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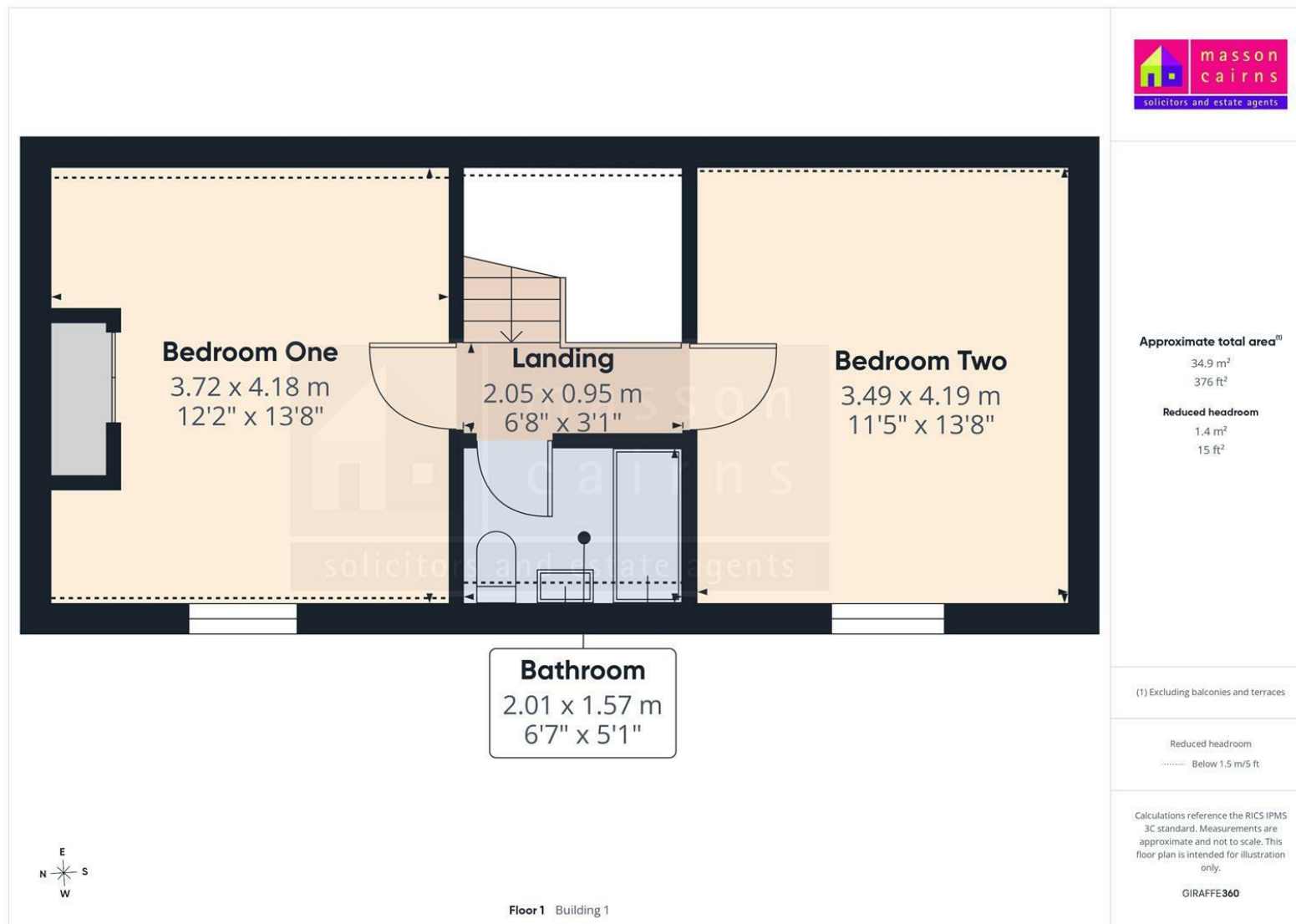
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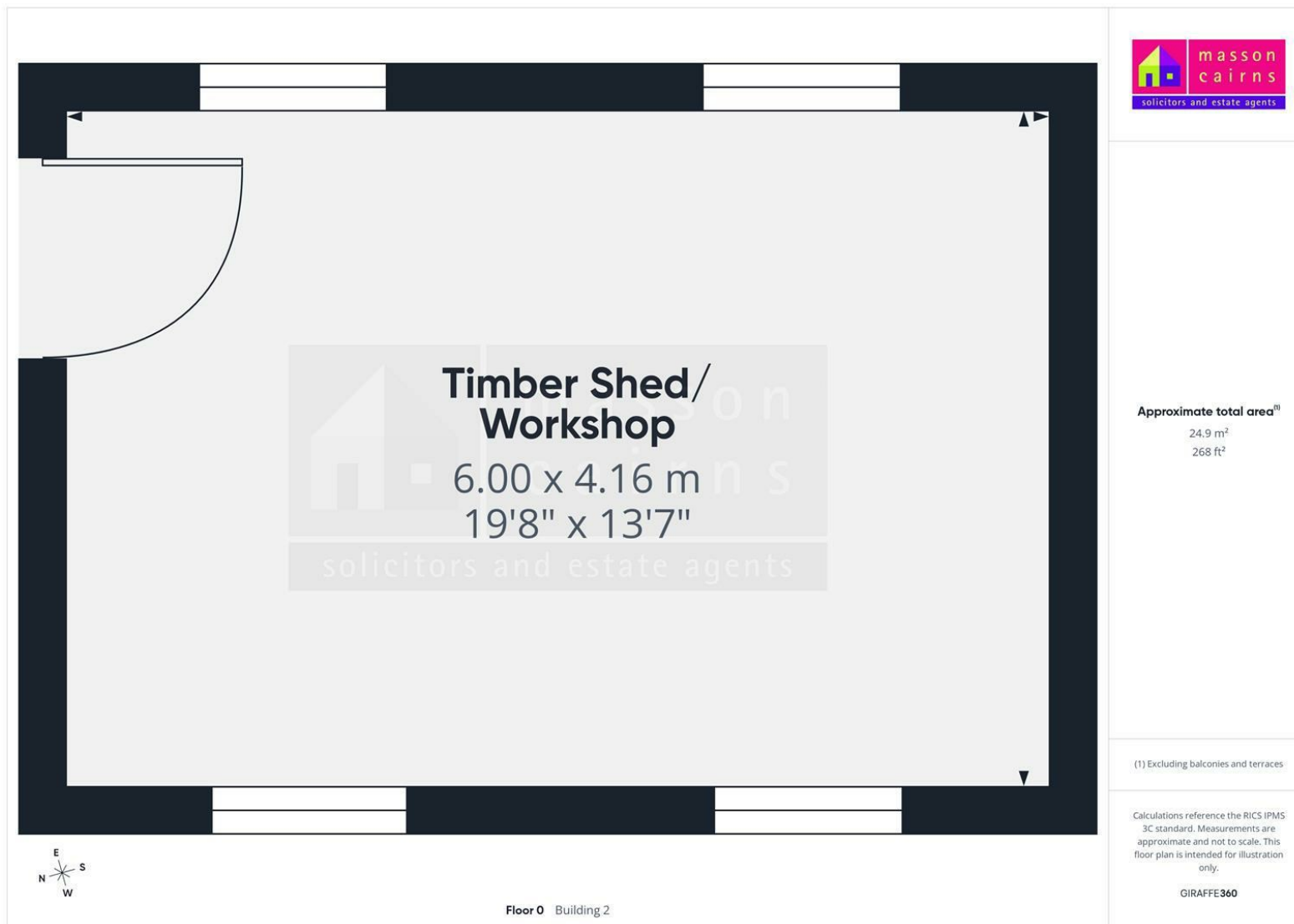
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	14	
Not energy efficient - higher running costs		
Scotland	EU Directive 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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