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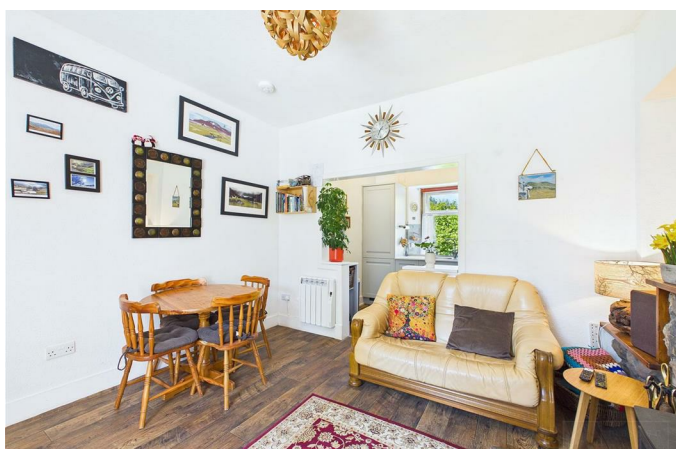
Kirkton Cottage, Kirkmichael, Ballindalloch, AB37 9AQ

Offers Over £220,000

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

Tucked away in the spectacular landscape of Kirkmichael within the Cairngorms National Park, this traditional stone and slate single-storey cottage presents a rare opportunity to acquire an authentic highland lifestyle. Set within approximately 0.46 acres, the generous grounds enjoy a commanding position along the banks of the world-renowned River Avon, offering an ideal balance of privacy, expansive lawns, and clear potential for tailored outdoor living. The home itself opens into a bright entrance hall with a thoughtful overhead skylight and has doors to the other rooms. This leads into a characterful, well-proportioned sitting room where a striking stone fireplace with an integrated wood-burning stove forms a lovely focal point. The living area is on open plan with the kitchen, which features a highly functional U-shaped configuration and modern units arranged around a large garden-facing window. There are two versatile double bedrooms, each featuring large, deep-silled windows that frame peaceful views of the surrounding grounds and the hills beyond. The primary bedroom further retains its traditional appeal with an original fireplace, while the second bedroom offers a flexible footprint easily utilised as a home office or guest room. Completing the accommodation is a stylish, modern three-piece shower room utilising a walk-in enclosure and an integrated vanity unit. Outside, the property boasts a sweeping gravel driveway with extensive parking and a timber workshop measuring 4.48m x 2.63m. The grounds are a particular feature with curated social spaces, including a secluded alfresco dining deck, a rustic outdoor breakfast bar, and a sheltered stone "sitooterie" for year-round enjoyment. EPC F, Council Tax B, Home report available online 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 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 F

Entrance Hall

The property opens into a bright and spacious entrance hall that leads to the other accommodation, connecting the living and sleeping quarters seamlessly. It features a thoughtful overhead skylight that floods the area with natural light, complementing the distinct glazing of the front door and the layout provides space to comfortably accommodate seating and boot storage. Finished with laminate wood flooring and ceiling lighting, there is also a hatch to the attic space.

Sitting Room & Dining Area

3.53m x 3.56m (11'6" x 11'8")

The heart of the cottage is this deeply characterful sitting room and dining area, which perfectly balances cosy highland charm with an open, social layout. Centred around a traditional stone fireplace with a rugged slate hearth and an integrated wood-burning stove, the room offers an incredibly warm and inviting focal point while to one side, a large window frames tranquil views over the mature front garden and the surrounding greenery, flooding the space with natural light. The room easily accommodates a comfortable seating arrangement alongside a dining table, making it an exceptionally versatile hub for daily life. An wide opening creates a seamless, open-plan connection to the kitchen and there is laminate wood flooring and ceiling lighting.

Kitchen

3.18m x 2.12m (10'5" x 6'11")

The kitchen is a contemporary design, thoughtfully arranged to maximise both storage and workspace without losing its connection to the cottage's historic charm. Featuring a U-shaped layout, it is fitted with a range of modern shaker-style units that are complemented by clean, light worktops and tiled splashbacks. There is an integrated oven with ceramic hob and a stainless steel cooker hood, in addition to plumbing for a washing machine and an integral fridge freezer. A large window overlooks the rear gardens, allowing natural light to wash over the space and the open aspect to the sitting room creates a social link into the space ideal for families and entertaining guests. The room is finished with laminate wood flooring and ceiling lighting.

Bedroom One

3.54m x 3.11m (11'7" x 10'2")

Situated to the front of the cottage, bedroom one is a peaceful and well-proportioned double room. A large, deep-silled window invites excellent natural light and provides a soothing aspect over the lawned gardens to the hills beyond. The room retains its traditional cottage features including an original fireplace hearth, while a recessed alcove offers an ideal space for wardrobe furniture without compromising the main floor space with the area finished with carpet flooring and ceiling lighting.

Bedroom Two

3.60m x 2.56m (11'9" x 8'4")

The second bedroom is another well-proportioned double room located to the rear of the cottage. Like the primary bedroom, it features a generous, deep-silled window that frames a delightful, bright aspect over the property's leafy grounds, ensuring the space feels tranquil and connected to its rural environment. The space can easily accommodate a double bed along with freestanding furniture configurations, or alternatively, be utilised as a home office or family snug. There is carpet flooring and ceiling lighting.

Shower Room

1.81m x 2.13m (5'11" x 6'11")

Completing the accommodation, the shower room is a crisp and thoughtfully designed space that features a modern three-piece suite, including a WC, wash hand basin that is set into a practical vanity unit with integrated storage, illuminated vanity mirror and shaver light in



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addition to a large walk-in shower enclosure fitted with a glazed screen, wet wall surround and electric shower. A traditional deep-silled window with opaque glazing sits to the rear, pulling in excellent natural light while maintaining complete seclusion. The room is completed by a wall-mounted heated towel rail, storage shelving, clean tile detailing, recessed down lighting and vinyl flooring.

Outside

The extensive grounds (circa 0.46 acres) of this highland cottage are a standout feature, beautifully balancing rugged natural charm with highly functional, curated outdoor living zones. Approached via a sweeping gravel driveway that provides an exceptional amount of private parking for multiple vehicles, the vast lawned gardens wrap around the cottage to offer a deep sense of privacy and a seamless connection to the surrounding Cairngorms landscape with the sounds of the River Avon creating a beautiful background sound track. The outdoor areas have been thoughtfully developed to embrace the setting, featuring a charming, sheltered seating area known as a "sitooterie," which offers a cosy, weather-proof pocket to relax year-round. Further enhancing the social flow is an outdoor breakfast bar crafted from rustic timber counters. To the rear sits a secluded timber decking area that is perfect for alfresco dining. A large orchard style lawned area surrounded by mature planting offers excellent privacy and amenity, making it a space you just want to sit and enjoy. Completing the outdoor space is a timber workshop and storage shed measuring 4.48m x 2.63m, providing invaluable space for securing gardening or sporting equipment. Whether utilised for a family or a premium entertaining space against a dramatic natural backdrop, these grounds offer an unmatched outdoor lifestyle opportunity.

Services

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

Entry

By mutual agreement.

Price

Offers over £220,000 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
Tel: (01479) 874800
Fax: (01479) 874806
Email: property@lawscot.com
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What Three Words Location

What Three Words Location: [///culling.indulgent.recapture](https://www.what3words.com/culling.indulgent.recapture)

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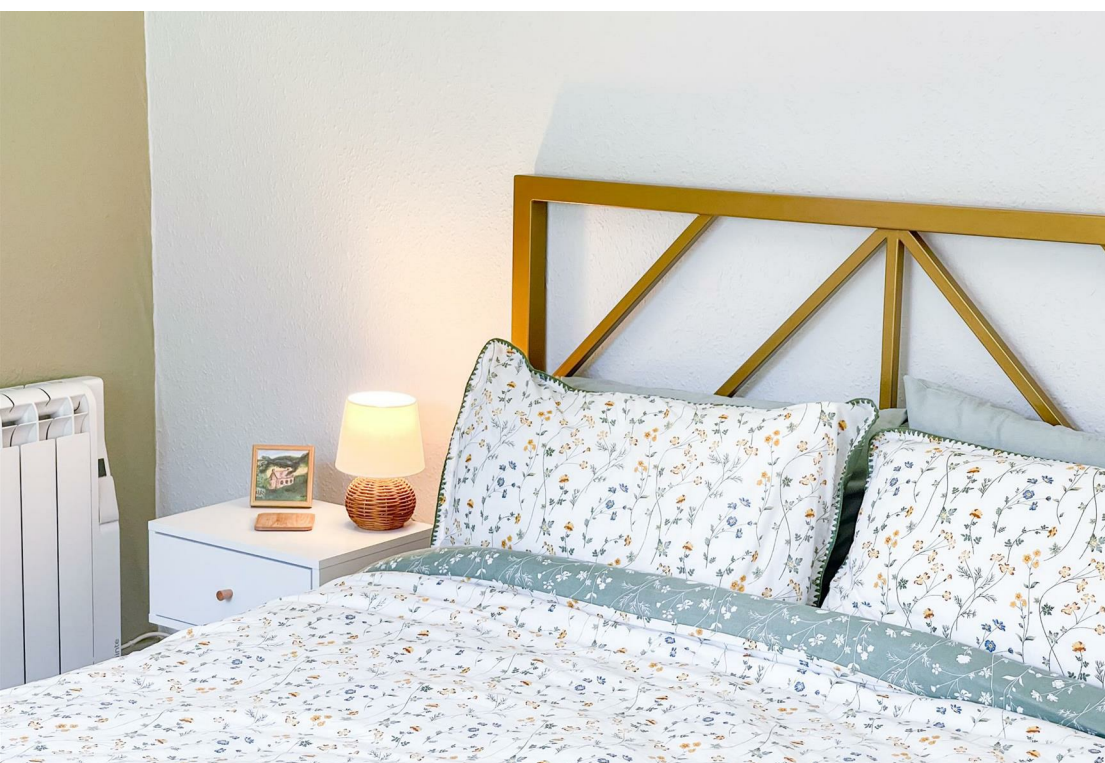
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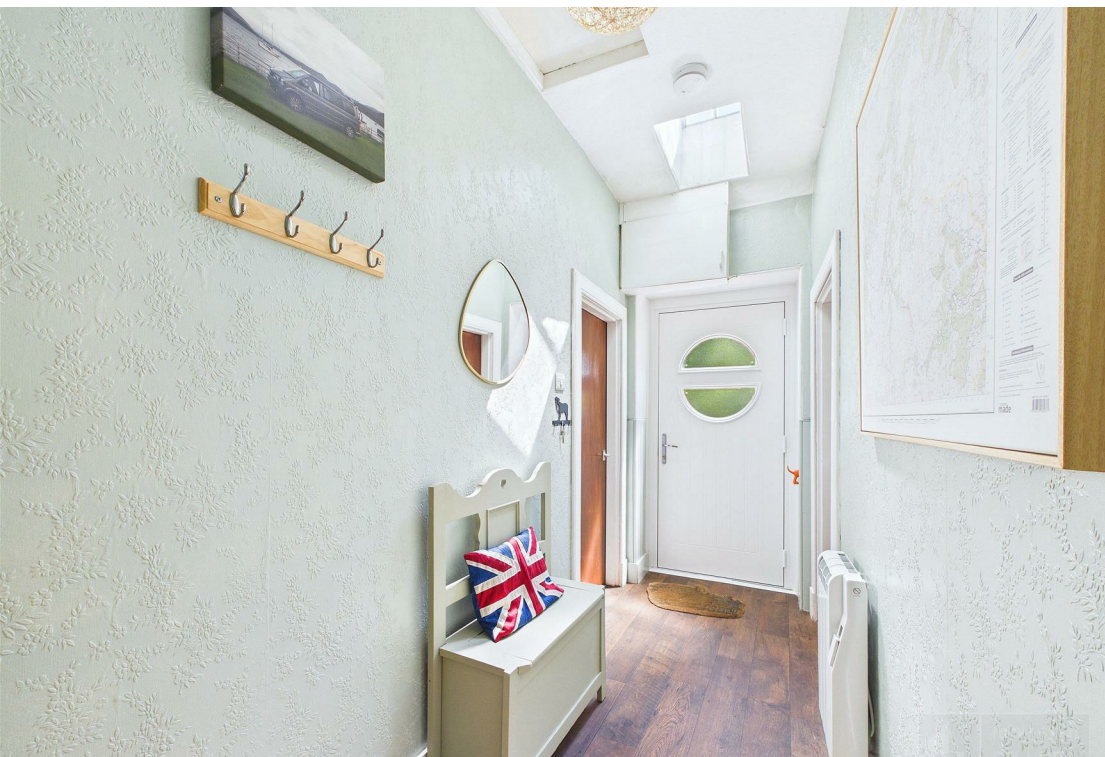
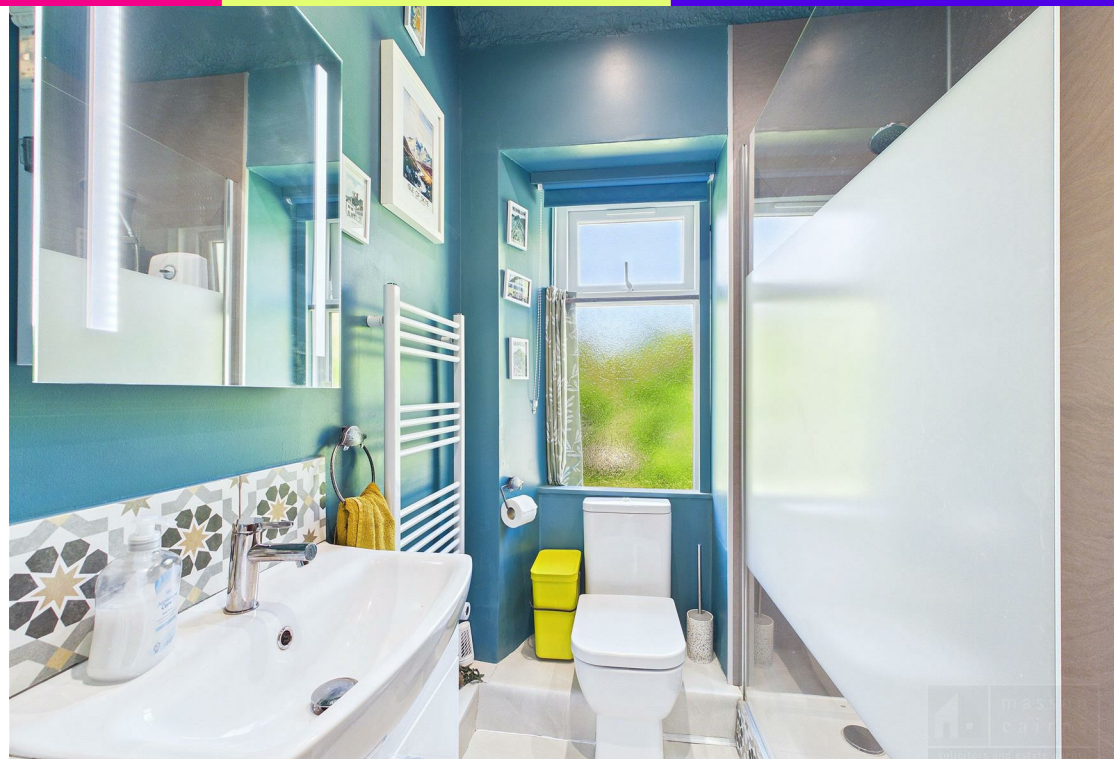
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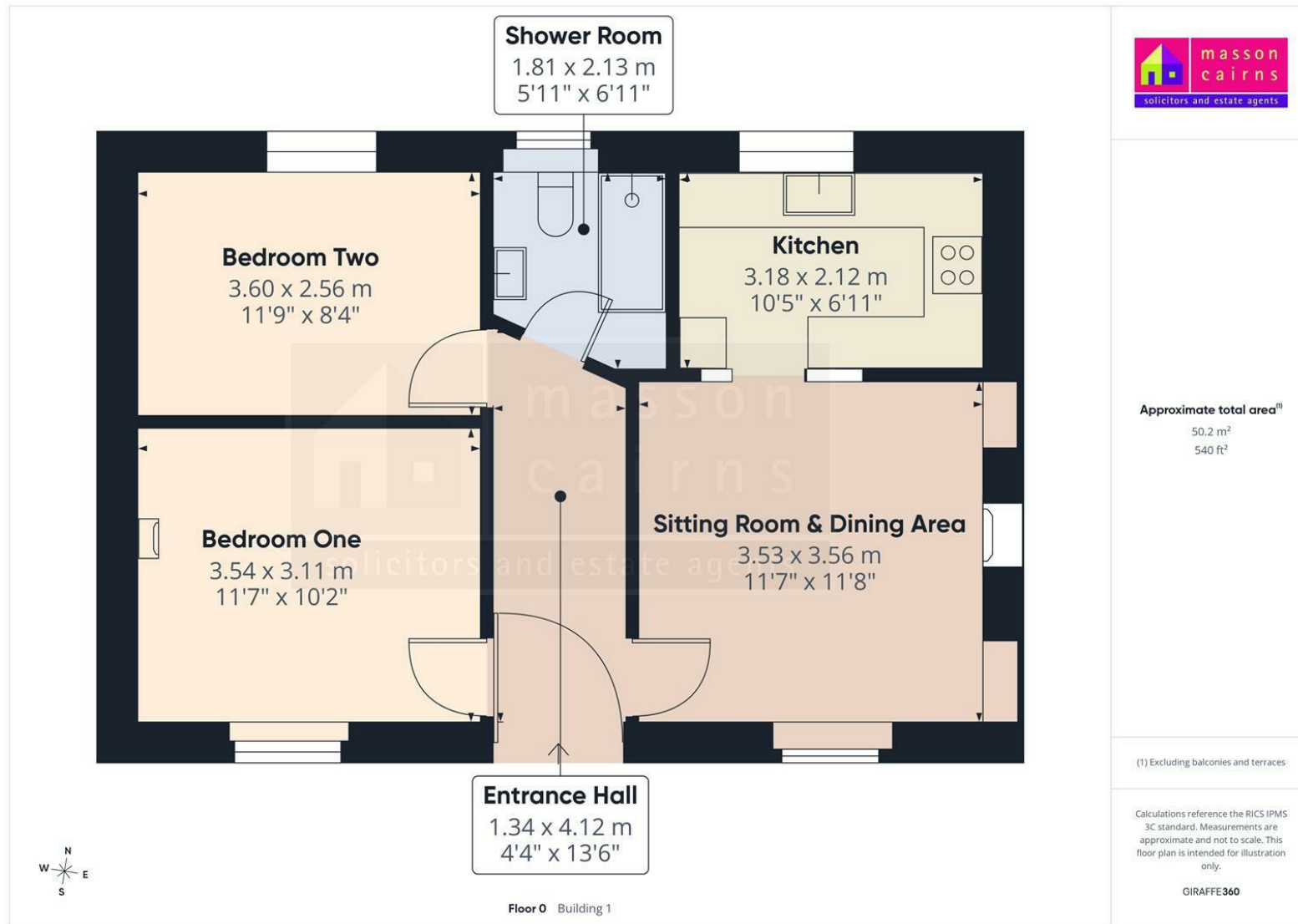












Approximate total area⁽¹⁾
50.2 m²
540 ft²

(1) Excluding balconies and terraces

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(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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