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solicitors and estate agents

3 Tomnabat Lane, Tomintoul, AB37 9EZ

SOLD £135,000

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

SOLD - This well-proportioned and beautifully presented three-bedroom semi-detached home is located in a sought-after village within the Cairngorms National Park. Offering excellent accommodation over two floors, the property provides a perfect opportunity for families or first-time buyers. The welcoming entrance hall leads to a bright and spacious sitting room, which enjoys a dual-aspect layout and features a charming fireplace, creating a cosy and inviting atmosphere in addition to space for a dining table and chairs. The well-equipped kitchen is complemented by a practical utility space. Upstairs, the landing provides access to three generously sized bedrooms, all offering excellent natural light, along with a family bathroom. Externally, the property benefits from a peaceful position overlooking open land, with off-street parking to the front. The secure rear garden is laid to lawn and features a small patio area, a vegetable patch, and a timber shed, offering both relaxation and practical outdoor space. This is a fantastic opportunity to acquire a comfortable and affordable home in a desirable location, combining modern living with the natural beauty of the surrounding Cairngorms National Park. EPC D, Council Tax A

SOLD £135,000



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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 D

Entrance Hall

The entrance hall offers a warm and inviting welcome, with carpeted stairs leading to the first floor and a wooden handrail for support. A neutral colour palette enhances the space, while natural light filters in from a window above the landing in addition to one at the side of the front door. There is laminate flooring, ceiling lighting and further doors lead to the kitchen and sitting room.

Sitting Room & Dining Area

3.62m x 1.51m & 3.62m x 3.92m (11'10" x 4'11" & 11'10" x 12'10")
This is a spacious and welcoming area stretching the length of the property with dual aspect windows to the front and rear, allowing for plenty of natural light. There is an open fireplace with a tiled hearth which provides a cosy focal point and there is a serving hatch connecting to the kitchen as well as ample space for a variety of furniture arrangements including a dining table with chairs, making it suitable for both relaxing and entertaining. Additional features include laminate wood flooring and ceiling lighting.

Kitchen

3.95m x 2.59m (12'11" x 8'5")
The kitchen is modern and well-equipped, featuring a range of fitted units providing ample storage, complemented by stylish worktops and a tiled splashback. There is an integrated oven with an electric hob and extractor, a stainless-steel sink with a mixer tap, and space for a washing machine and dryer. A large window allows natural light to flood the space, offering a pleasant view of the rear garden and beyond. The adjoining area includes a handy under stair cupboard for additional storage and a further door leads to the utility. There is laminate flooring and ceiling lighting.

Utility

1.62m x 2.89m (5'3" x 9'5")
This additional utility area provides a practical and well-organised space for household chores. It features plumbing for a washing machine, ample shelving for storage, and work surfaces for convenience. The rear door allows access to the garden and there is a stirgae cupboard. The space also benefits from ceiling lighting, and wood-effect laminate flooring.

Landing

There is a window to the rear providing natural light in



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addition to carpet flooring, ceiling lighting, doors to the bathroom and three bedrooms. A loft hatch provides access to the insulated attic space.

Principal Bedroom

3.91m x 3.69m (12'9" x 12'1")

This is a light and airy double bedroom located at the front of the property with carpet flooring, ceiling lighting and a large window looking out to open land.

Bedroom Two

3.61m x 3.69m (11'10" x 12'1")

Another well proportioned double room located at the front of the home with a large picture window which offers excellent natural light levels. There is an integral double wardrobe with hanging and shelved storage in addition to carpet flooring and ceiling lighting.

Bedroom Three

2.64m x 2.44m (8'7" x 8'0")

The third bedroom is a well-proportioned single room, featuring an integral storage wardrobe for added convenience. A large rear-facing window allows natural light to flood the space while offering distant views of the surrounding hills. The room is finished with carpet flooring and ceiling lighting, creating a bright and practical space ideal for a child's room, home office, or guest accommodation.

Bathroom

1.92m x 1.71m (6'3" x 5'7")

The family bathroom is a light and modern space featuring a three-piece suite, including a WC, a pedestal wash hand basin, mirrored vanity unit and a bath with an overhead shower and curtain. There is a combination of half height and full height tiling and a large frosted window allows natural light to flow in. The room is completed with ceiling lighting and laminate wood flooring.

Outside

Externally, the property enjoys a tranquil setting with views over open land to the front and the convenience of off-street parking. The secure rear garden is laid to lawn, providing a safe and private space for relaxation and play. It also features a small patio area, ideal for outdoor seating, a vegetable patch, and a timber shed, ensuring practical storage.

Services

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

Entry

By mutual agreement.

Price

SOLD

Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

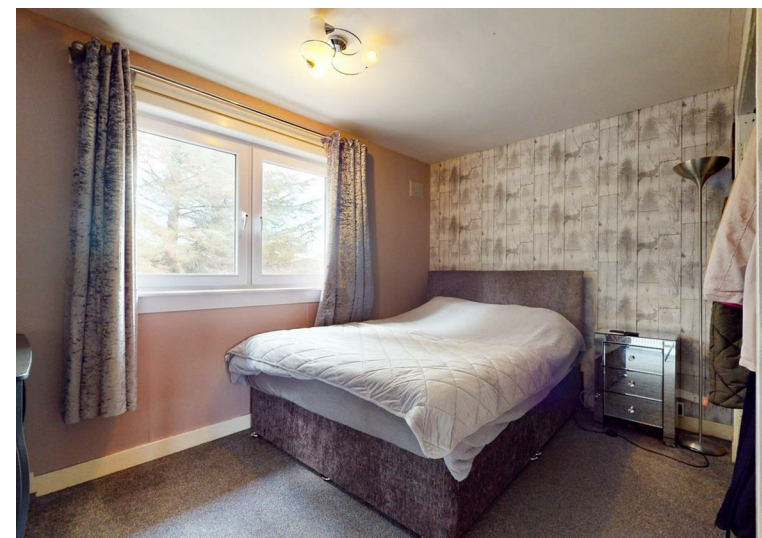
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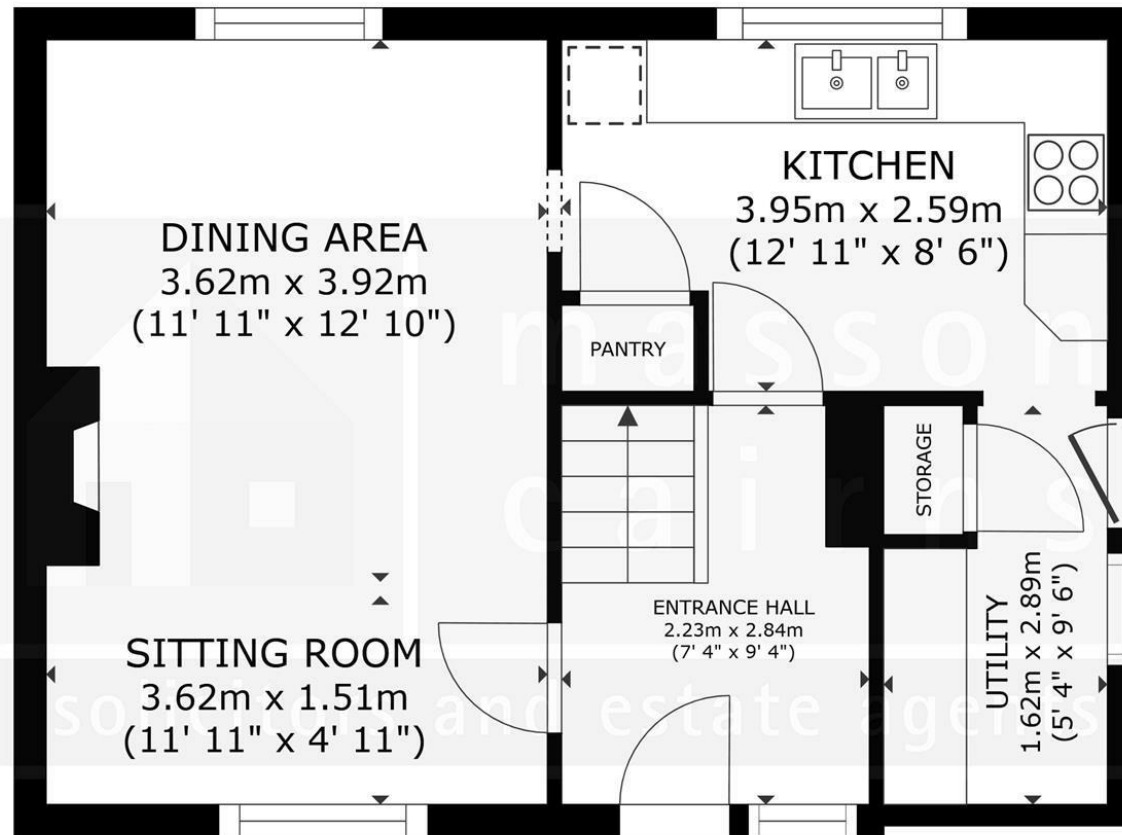
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FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 42.4 sq.m. (457 sq.ft.) FLOOR 2 41.9 sq.m. (451 sq.ft.)
TOTAL: 84.3 sq.m. (907 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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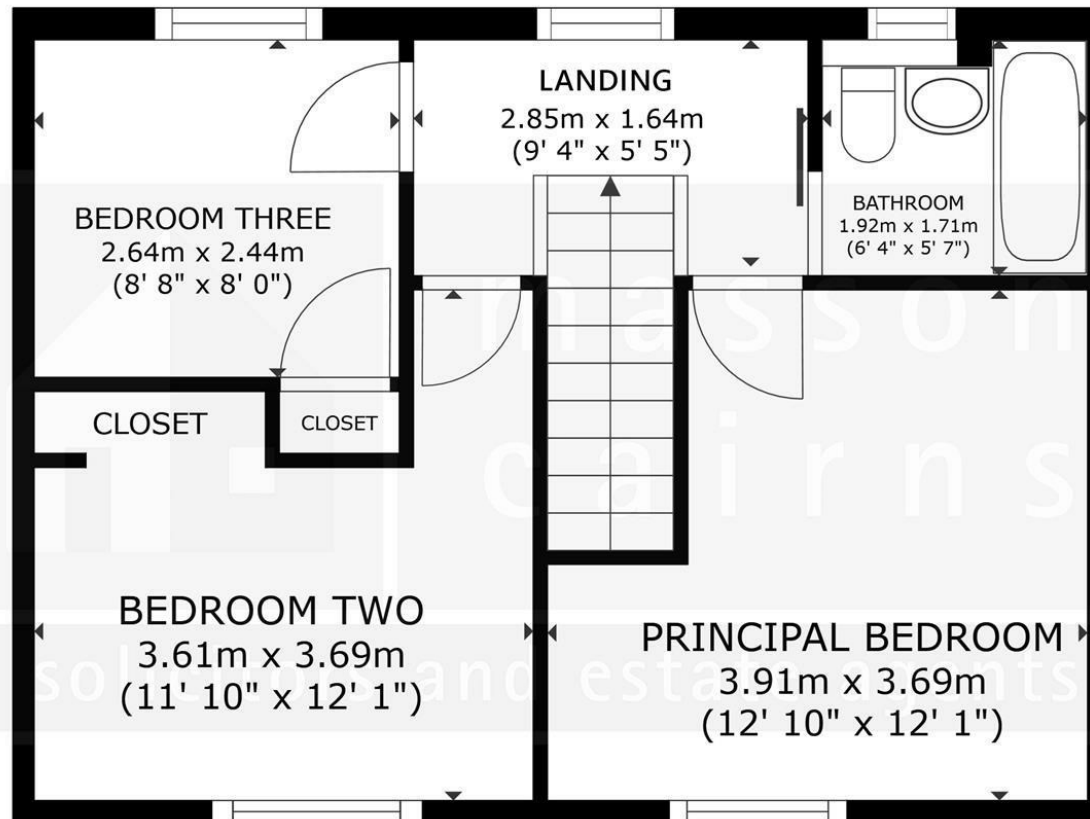
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FLOOR 2



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(39-54) E		
(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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