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solicitors and estate agents

**Maredo, The Square, Tomintoul, AB37 9ET**  
**Offers over £125,000**

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



A beautifully positioned semi detached two bedroom cottage with study located in a prime location on the pretty square in Tomintoul. The beautiful home has benefitted from upgrading throughout which has resulted in that rare blend of a house of character coupled with modern amenity. The spacious and well laid out accommodation is arranged over two floors and comprises of a bright lounge overlooking the square, two well proportioned double bedrooms, bathroom, contemporary kitchen with dining area, office/study room and the property also benefits from double glazing and oil fired central heating. Outside there is a rear garden with garage and off street parking space. The property would make an ideal family, second or holiday home and viewing is recommended to appreciate the quality of the accommodation on offer. Energy Performance Certificate Rating D, Council Tax Band C

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Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

[property@lawscot.com](mailto:property@lawscot.com)

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## Tomintoul

Tomintoul 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 and is the North Eastern gateway to the Cairngorms National Park. . 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 and hill walking.

The nearby Lecht Ski Centre 2090 provides winter sports and in the summer has quad biking and go-carts.

Grantown on Spey 14 miles, Inverness 47 miles, Inverness Airport 50 miles, Aberdeen 62 miles, Aberdeen Airport 60 miles.

## Entrance Vestibule

1.03m x 2.15m 3'5" x 7'1"

A UPVC glazed panel door opens into entrance vestibule and a further oak and glazed panel door allows access into hallway. There is high level electrical switchgear, hooks for hanging outerwear, tiled flooring and ceiling light.

## Hallway

A warm hallway allowing access to the lounge, kitchen / dining room and bathroom and stairs the lead to the first floor accommodation. There is a storage cupboard situated under the stairs providing good storage and there is wood effect laminate flooring, a radiator, ceiling lighting and a smoke alarm.

## Lounge

3.10m x 5.81m 10'2" x 19'1"

A bright comfortable lounge enjoying twin windows to front with a great aspect overlooking the ovely well kept square of Tomintoul. There is a feature electric fire with timber surround and mantle and there is wood effect laminate flooring, two radiators and ceiling lighting.

## Kitchen / Dining

2.88m x 5.81m 9'5" x 19'1"

The modern and bright kitchen is designed to maximise the available space and is comprehensively equipped with a country oak range of wall, base and drawer units with complementary work surfaces. Integrated within the kitchen is a stainless steel sink with

mixer tap and extractor hood and there is space for Rangemaster cooker, and fridge / freezer and there is plumbing for a washing machine. The dining area has ample room for 4-6 person dining suite and there are two windows to the rear allowing in lovely natural light as well as a UPVC glazed door opening to the rear garden. There is a radiator, vinyl flooring, and ceiling lighting.

## Glazed Store / Greenhouse

2.00m x 3.66m 6'7" x 12'0"

A sizeable glazed structure with concrete base and power supply which is ideal as a storage area, greenhouse or even a nice sheltered and sunny spot to sit and contemplate.

## Bathroom

1.86m x 2.15m 6'1" x 7'1"

This fresh bathroom offers a contemporary three piece suite in white comprising WC, freestanding cylinder wash hand basin with mixer tap and bath housing a mains pressure shower over and complemented with a glazed shower screen and contemporary wet wall surrounding. There is an opaque window to rear, vinyl flooring, chrome towel radiator, ceiling lighting and an extractor fan.

## First Floor

## Landing

The bright landing has a Velux window to the rear and three generous cupboards which provide fantastic storage. There are doors to both bedrooms and the office / study, loft



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access, a radiator, smoke alarm and ceiling lighting.

### Master Bedroom

4.12m x 3.52m 13'6" x 11'7"

A lovely spacious double room benefitting from twin aspect windows to the front and side which flood the room with natural light. An integrated double and a single wardrobe offer ample hanging and shelving storage and there is a shelved alcove, carpet flooring, ceiling lighting and a radiator.

### Bedroom Two

4.12m x 3.43 13'6" x 11'3"

A bright and inviting double bedroom enjoying a window to front looking over the village square and benefitting from an integral wardrobe with ample hanging and shelving storage. There is carpet flooring, ceiling lighting and a radiator.

### Office / Study

1.8m x 1.51m 5'11" x 4'11"

This light chic room is currently utilised as an office space with computer desk or could be used as a gaming room or nursery. A window to the side allows in lovely natural light and there is carpet flooring and ceiling lighting.

### Garden

To the front of the property is a sizeable gravel chipped area with a steel side gate allowing access to the rear. The rear garden is mainly laid to lawn and is flanked with established fir hedge, shrubs, borders and trees. There is a new bunded oil tank, Grant oil fired external

boiler and outdoor light. There is a block built garage (2.54m x 4.48m) under corrugated roof with concrete base, up and over door to the front and rear access door in addition to an off street parking space.

### Services

It is understood that the property has mains water, drainage and electricity. Oil fired central heating.

### Home report

To obtain a copy of the home report, please visit [www.massoncairns.com](http://www.massoncairns.com) where an online copy is available to download.

EPC Band D

### Entry

By arrangement

### Price

Offers over £125,000 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

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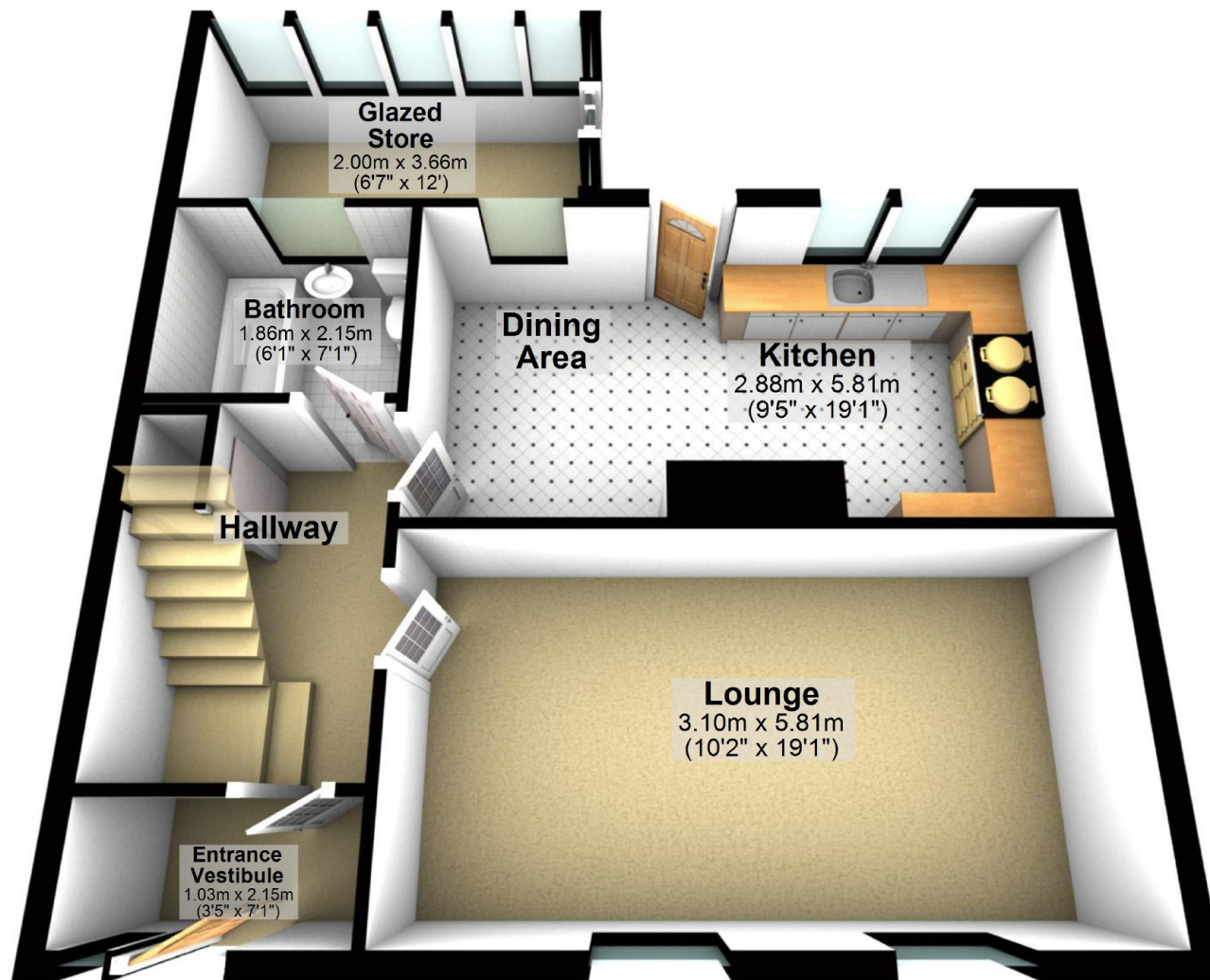








## Ground Floor



Plans not to scale, for illustration only



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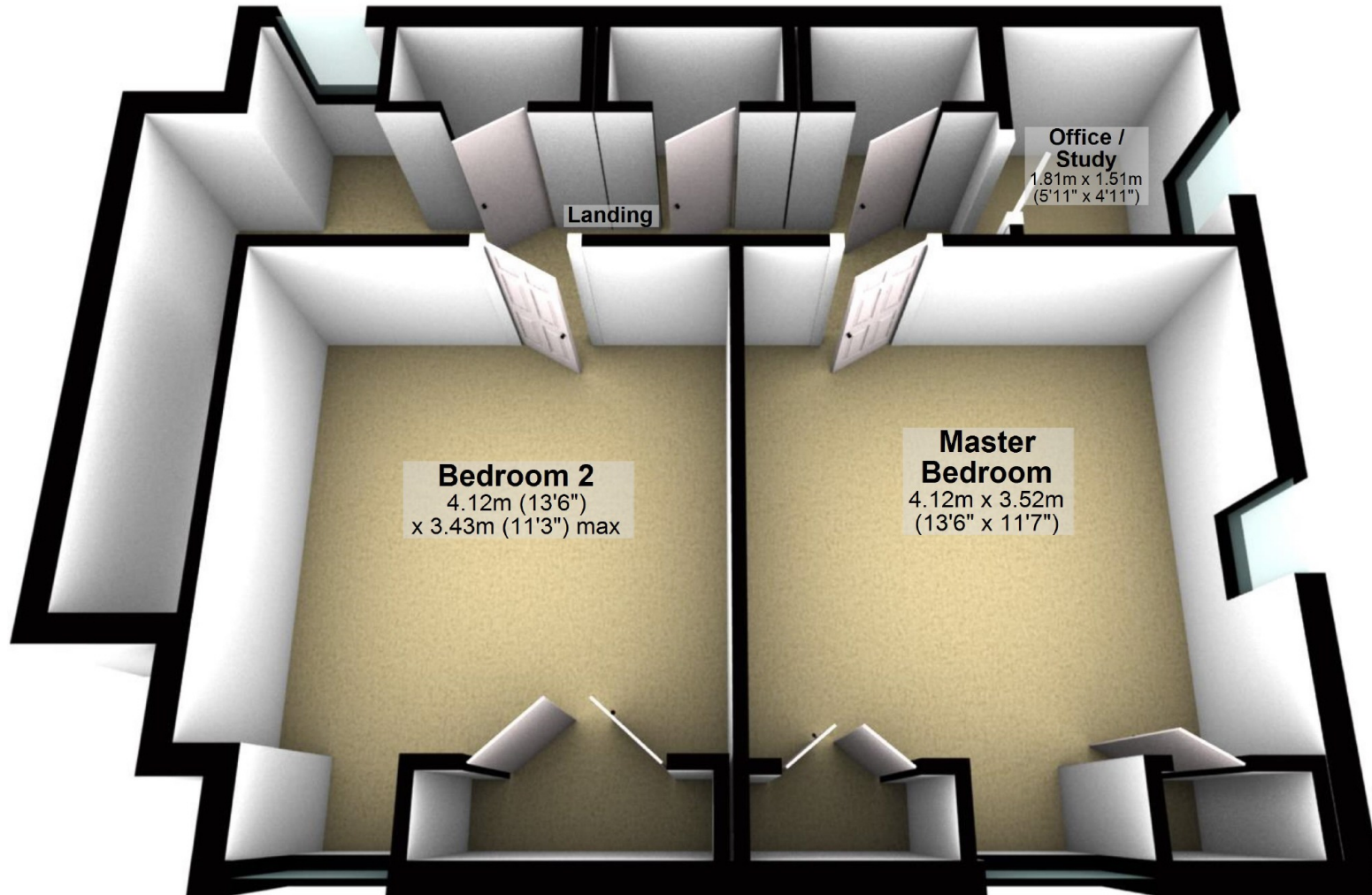
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## First Floor



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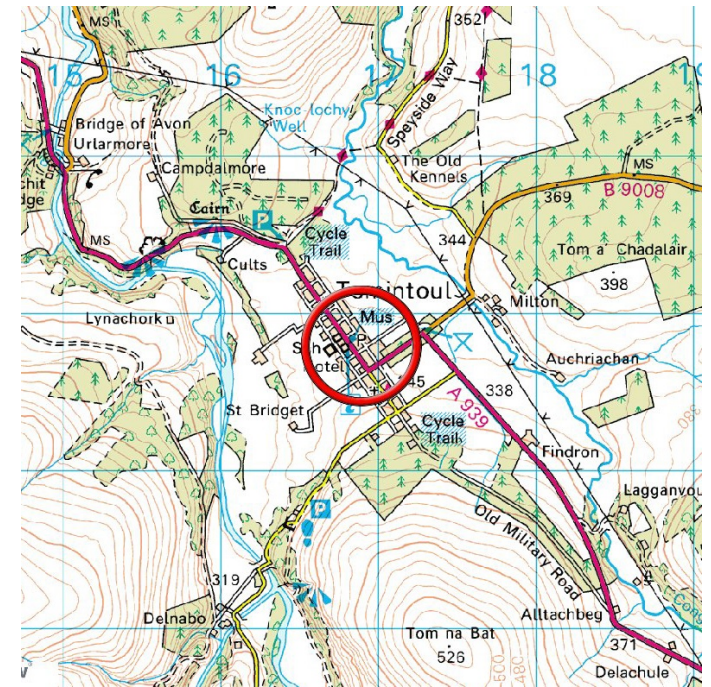
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters**



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