



masson
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solicitors and estate agents

Denver, 56 Main Street, Tomintoul, AB37 9HA
Offers over £130,000

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

A traditional stone and slate extended four bedroom home with large attractive gardens and outbuildings that offer potential for development in line with other properties in the vicinity. Denver provides characterful accommodation with potential over two floors and is deceptively spacious. Located in this picturesque Highland Village this warm and comfortable home is well placed to enjoy all the amenities and those of the wider Cairngorms National Park. The spacious lounge with focal fireplace is complemented by the well proportioned kitchen / dining room and sets the tone for the warmth and welcoming ambience of the rest of the house to offer an excellent acquisition. The property would suit a variety of purchasers from those looking to live permanently, relocate or retire to those looking for a Highland retreat or investment property with potential to add value with a build to the rear. Outside the mature rear gardens stretch to the next street and includes several outbuildings that could be refurbished for a number of uses. Council Tax Banding C, Energy Certificate Performance Rating F

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

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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 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 Hall

Entry is from the Main street through a timber door into the L-shaped hallway. Doors provide

access to the lounge, bedrooms one and two and the shower room and stairs are placed leading up to the first floor accommodation. There is a radiator, two ceiling lights and carpet flooring.

Lounge

3.82m x 3.74m 12'6" x 12'3"

A charming and spacious lounge enjoying a window to the front overlooking the pretty main street and centred around an open fire with ornate surround, tiled hearth and timber mantle. A cupboard houses the water tank and there is carpet flooring, a radiator and a lovely three point ceiling light.

Kitchen / Dining

3.64m x 3.98m 11'11" x 13'1"

Located to the rear of the property and overlooking the gardens this is a well proportioned kitchen with ample space for dining. There is a good variety of base wall and drawer units with complementary worktops and tiling with space for a dishwasher, cooker and fridge freezer. There is ceiling lighting, vinyl flooring and a Rhino oil fired boiler.

Utility Room

1.54m x 1.96m 5'1" x 6'5"

The utility room has a door and window to the rear gardens in addition to another window to the side. There is plumbing for a washing machine, a wall cupboard, vinyl flooring and ceiling lighting.

Bedroom One

3.76m x 2.53m 12'4" x 8'4"

A spacious and welcoming bedroom which enjoys a window to the front and rear allowing natural

light to flood through. One entire wall is encased with integral wardrobes with louvre doors providing great storage and located within one of the wardrobes is a tiled shower enclosure with hand rails and shower curtain housing a Miralec Supreme electric shower. There is carpet flooring, ceiling lighting and a radiator.

Bedroom Two

2.77m x 2.56m 9'1" x 8'5"

A double bedroom with a window allowing views to the rear. There is carpet flooring, ceiling lighting and a radiator.

Shower Room

1.95m x 1.94m 6'5" x 6'4"

An attractive and fresh shower room comprising of a WC, wash hand basin with twin taps and a generous shower area with a low level folding shower screen and curtain housing a Mira Sport electric shower all surrounded with fresh wet wall. An opaque window to the side allows in natural light and there is vinyl flooring, ceiling lighting, a radiator and an Xpelair extractor.

Landing

Carpeted stairs with a timber banister lead up to the first floor landing where doors open to bedrooms three and four. A tall Velux window to the rear allows in good natural light and there is wall lighting.

Bedroom Three

2.88m x 2.89m 9'5" x 9'6"

A cosy double room enjoying a tall Velux window to the rear allowing views over the spacious lovely garden. There is carpet flooring and wall lighting.



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Bedroom Four

2.88m x 3.23m 9'5" x 10'7"

A delightful double room with a Velux window to the rear looking out over the well kept garden grounds. A cupboard with double doors houses the water tank and provides storage and there is carpet flooring and wall lighting.

Garage

12.0m x 6.09m 39'4" x 20'0"

A tremendous large stone built garage with metal roof and concrete floor providing amazing storage for vehicles and more. Double sliding doors open at the front, a single door opens at the side and windows to either side allow in natural light.

Store

3.55m x 2.37m 11'8" x 7'9"

This stone built store with concrete flooring and metal roof provides a great space to store gardening and sports equipment. A door provides entry at the side and there are windows to the front and side providing natural light.

Workshop

3.74m x 5.16m 12'3" x 16'11"

A sizeable stone built workshop which enjoys concrete flooring, power and light and could be used for a variety of purposes. A door leads in at the front and there are windows to the front, side and rear allowing views over the grounds of the property.

Outside

The garden is a particular feature of the property and offers an opportunity to add value with the potential to sub divide the garden to create a separate plot subject to the necessary consents. As

they are they consist of the afore mentioned outbuildings which provide a mixture of amenity and potential for conversion and a substantial lawned area with mature planting bounded by a mixture of stone walling and timber fencing with a gate at the bottom providing vehicular access. There is off street parking to the front of the property for two vehicles with access to the garage and rear garden.

Services

It is understood that there is mains water, drainage and electricity.

Home Report

To obtain a copy of the home report, please visit www.massoncairns.com where an online copy is available to download.

EPC Band F

Entry

By arrangement

Price

Offers over £130,000 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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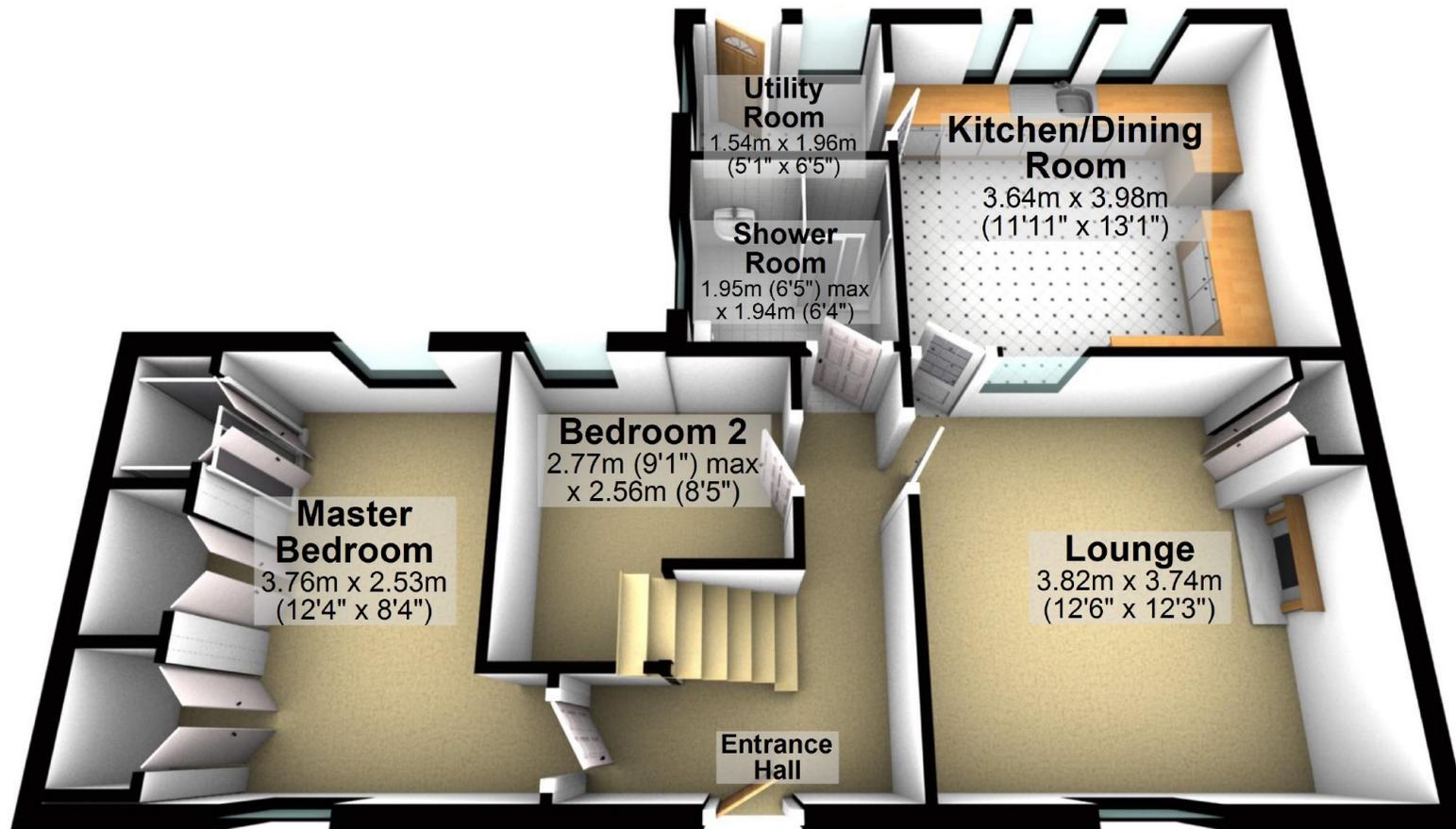
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Ground Floor



Plans not to scale, for illustration only



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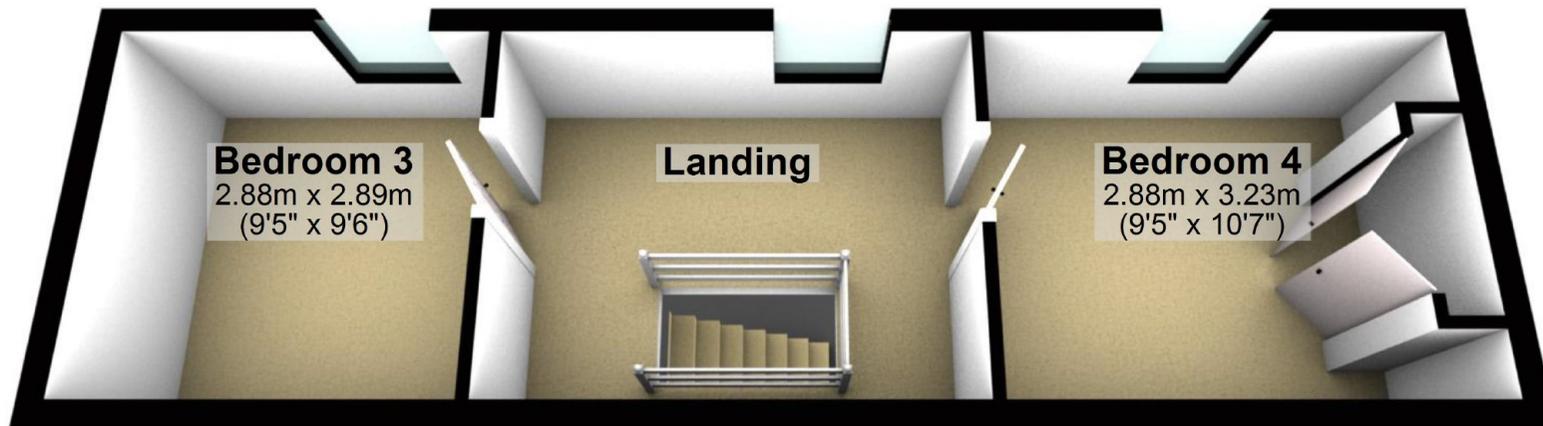
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First Floor



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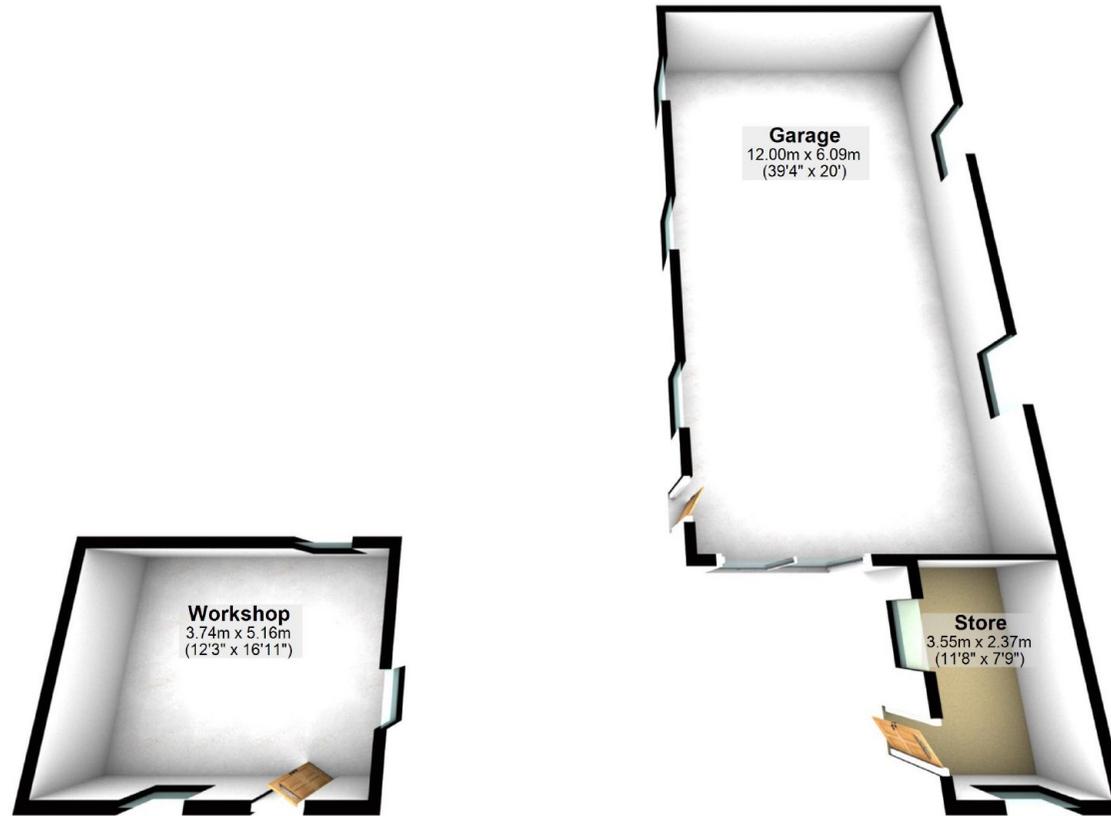
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Outbuildings



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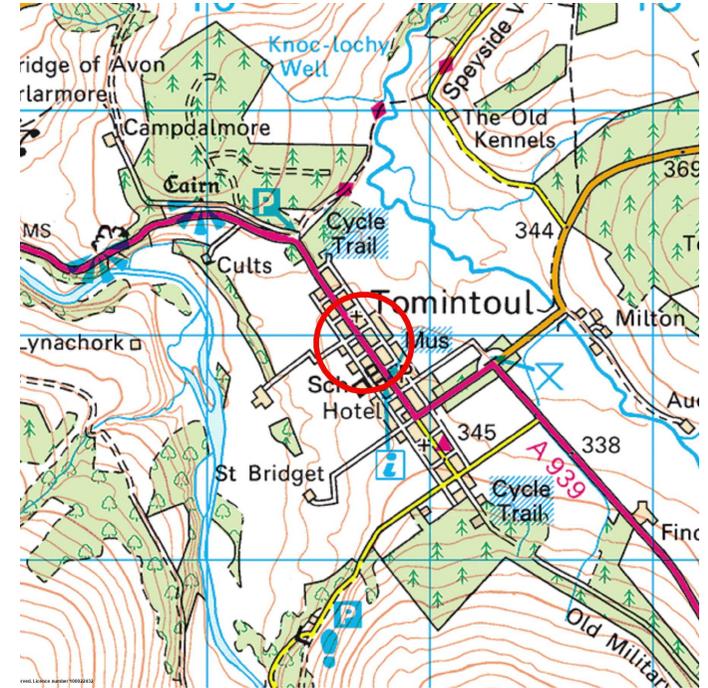
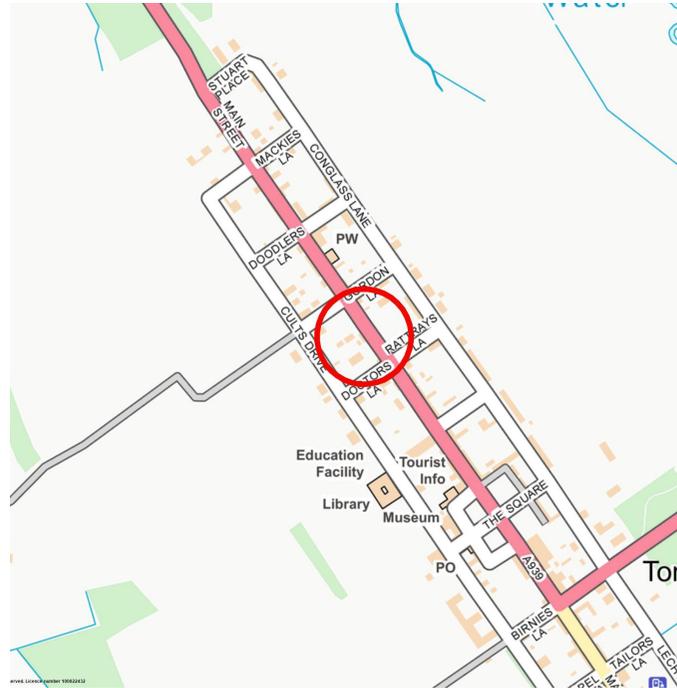
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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