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Niaroo, The Square, Tomintoul, AB37 9ET  
Offers over £155,000

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

A picture postcard stone and slate roof three bedroom detached and extended Highland cottage which offers spacious living in a warm and cosy home in this popular village on the route of the North East 250 and Snow Roads. The quality accommodation is arranged over two floors and offers well proportioned, generous and characterful living including hall, stylish bathroom, lounge with feature inset wood burner, modern kitchen with breakfast bar and three double bedrooms. From the moment you enter the cottage you are immersed with a fantastic blend of contemporary style and the retention of period features to create a special home of character and modern amenity. Outside the property has a courtyard garden area to the rear which provides the ideal refuge in which to relax and to the front the property overlooks the attractive village square with large grassed areas and mature tree planting. The property has recently been run as a successful holiday let but would also make an ideal family or second home. Energy Performance Certificate Rating F

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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.

## Hall

4.0m x 1.97m 13'1" x 6'6"

A upvc glazed panel door allows access into this warm and welcoming entrance hall where doors open to the lounge, bedroom one and bathroom and carpeted stairs provide access to the first floor. There is carpet flooring and ceiling lighting.

## Lounge / Dining

5.45m x 4.30m 17'11" x 14'1"

A delightful and relaxing lounge centred around a homely wood burning stove set on a tiled hearth with a timber surround. Deep windows to the front and rear flood the room with natural light and provide spacious and charming display areas as well as fantastic views over the village square to the front. A door opens to the kitchen / breakfast room and there is carpet flooring and ceiling lighting. The dining area towards the rear of the lounge can house a large dining table with chairs providing a perfect space in which to entertain family or friends.

## Kitchen / Breakfast Room

4.30m x 3.34m 14'1" x 10'11"

A spacious, bright and well planned kitchen / breakfast room providing a good range of stylish base, drawer and wall units with contrasting black worktops and fresh tiling

behind. Integrated within the kitchen is a modern sink with chrome mixer tap which is placed beneath a window situated to the rear looking into the private courtyard. There is a handy breakfast bar, ceramic hob with illuminated extractor, integrated oven and a further door provides direct access into the rear garden allowing you to choose al-fresco dining in the sunshine. There is an additional window to the front of the kitchen, ceiling lighting and tile effect laminate flooring.

## Utility

4.82m x 1.66m 15'10" x 5'5"

The utility room is located at the rear of the property and provides excellent amenity with a good range of base units with complementary work tops. There is plumbing for a washing machine and space for a tumble dryer. The oil fired boiler is located here and there is a window to the rear in addition to a door which opens to the patio area. There is vinyl flooring and ceiling lighting.

## Bathroom

2.30m x 2.23m 7'7" x 7'4"

Enjoy getting ready for the day ahead in this beautifully appointed bathroom benefitting from a wc, pedestal wash hand basin with twin chrome taps and bath with electric shower unit, glass screen and complementary tiling. An opaque window to the rear allows for natural light and there is easily maintained tiled flooring, ceiling lighting, wall mounted vanity unit and mirror.



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## Bedroom One

4.30m x 4.12m 14'1" x 13'6"

This is a very spacious bedroom located on the ground floor with a window overlooking the picturesque village square. There are two integral press cupboards, carpet flooring and ceiling lighting.

## Landing

Carpeted stairs lead up to the light and generous landing where doors open to both bedrooms. A window to the front allows in natural light, there is a large cupboard, carpet flooring and ceiling lighting.

## Bedroom Two

4.16m x 3.42m 13'8" x 11'3"

A bright double bedroom with a window to the front and a storage wardrobe with hanging and shelved storage. There is ceiling lighting and carpet flooring.

## Bedroom Three

5.27m x 3.42m 17'3" x 11'3"

Another double bedroom with a dormer window to the front of the property and wardrobe with hanging and shelved storage. There is carpet flooring and ceiling lighting.

## Outside

The property enjoys a private courtyard to the rear providing the perfect place to relax with a drink and enjoy the sunshine. This well kept courtyard is mostly laid with gravel for ease of

maintenance in addition to a patio area where you can site a table and chair set. The area is surrounded by high level timber fence and a timber gate allows access at the side of the property.

## Services

It is understood that the property has mains water, drainage and electricity. There is oil fired central heating with radiators.

## Home Report

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

If viewing on Rightmove click the EPC link and the home report will download.

EPC Rating F

## Entry

By arrangement

## Price

Offers Over £155,000 are invited

## Viewing and Offers

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

Masson Cairns  
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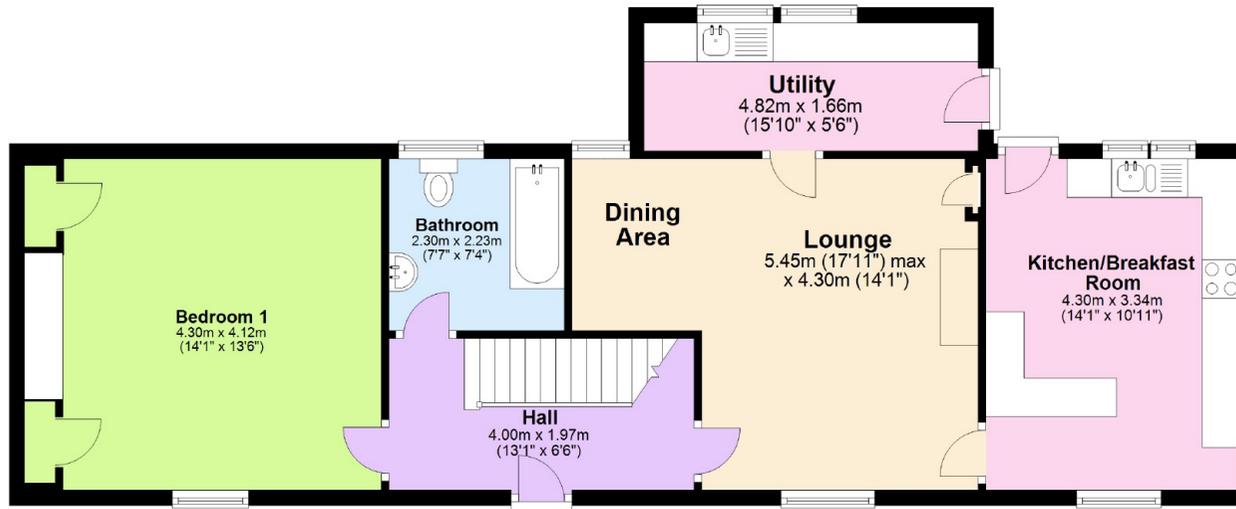
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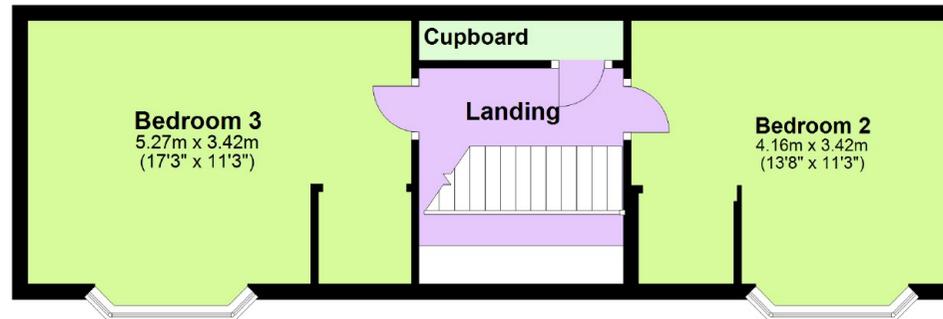




### Ground Floor



### First Floor



Plans not to scale, for illustration only



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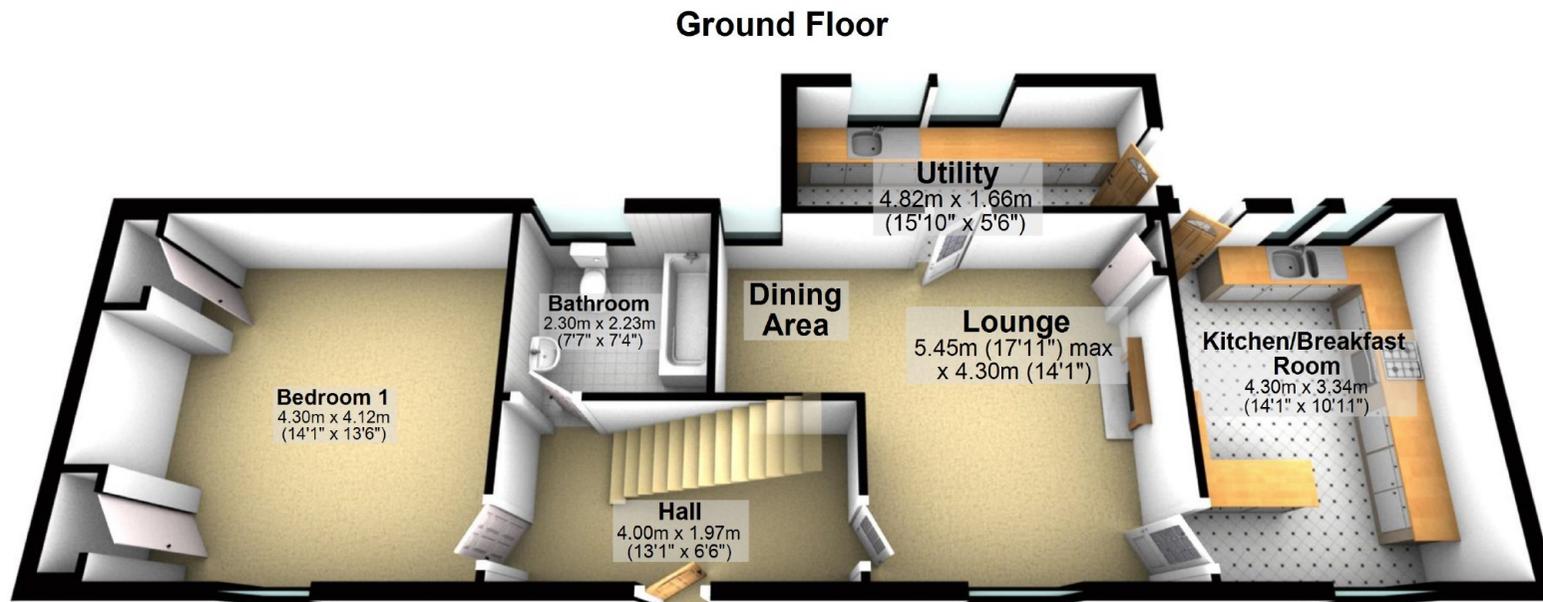
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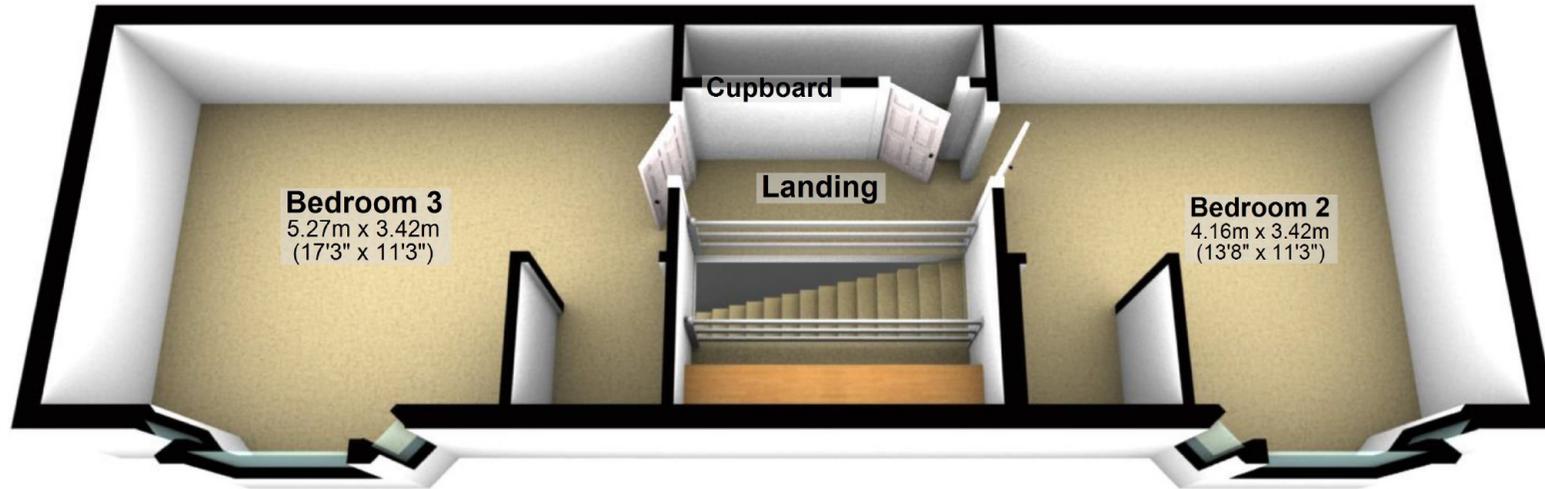
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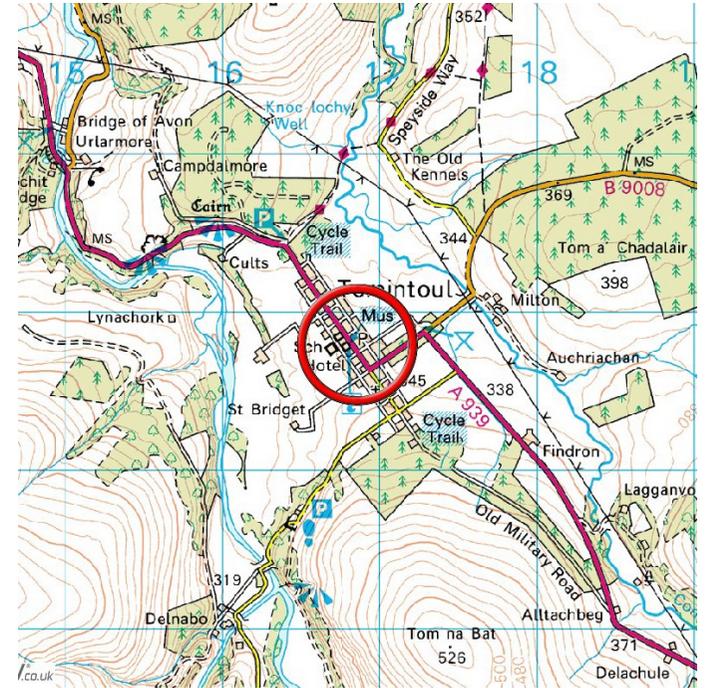
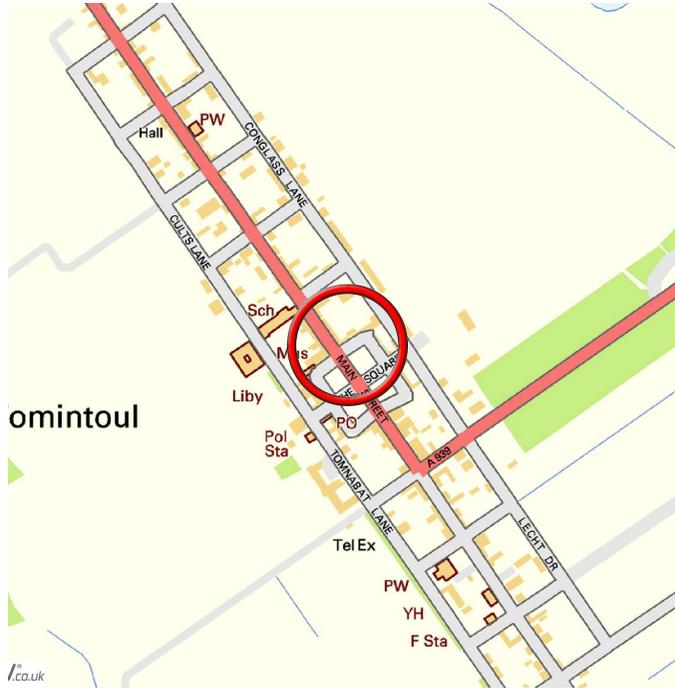
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**While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters**



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