



**McEwan Fraser Legal**

Solicitors & Estate Agents

01224 472 441

Tombeck

CULTS DRIVE, TOMINTOUL, MORAY, ABERDEENSHIRE, AB37 9HW



THE LOCATION

CULTS DRIVE, TOMINTOUL, MORAY, ABERDEENSHIRE, AB37 9HW

Tomintoul is located within the Cairngorms National Park, close to the banks of the River Avon and is said by some to be the highest village in the Scottish Highlands. Founded by the Duke of Gordon in approximately 1776 the village is situated on the line of the old Military Road which was built following the Jacobite rebellion. The surrounding countryside forms the Glenlivet Estate with the village of Tomintoul being part of the World Renowned Malt Whiskey Trail which also includes Dufftown Keith, Tomnavoulin, and Marypark.

Throughout its history, Tomintoul has been a stopping place for tourists. This is reflected in the range of accommodation and services available in the village both in the past and present, Queen Victoria noted Three Inns when passing through on her Highland Journey in 1860.

Tomintoul is 14 miles from Grantown-on-Spey, 20 miles from Ballater and 30 miles from the Cairngorm Ski Centre, well suited to take advantage of the trade passing between these key tourist hotspots. The property is within the Cairngorm National Park and benefits from ski provision at the Lecht just 5 miles away, plus snow and ice climbing in the winter. With Downhill Mountain Bike trails having just been opened on the outskirts of the village.

More sedate outdoor pursuits such as bird watching and fishing also draw a great many visitors to the region who take advantage of the abundance of wildlife in the region. The area is also famous for its castles and distilleries which appeal to the more pedestrian tourist who can continue their odyssey of both the Highland and Grampian regions. The immediate area is well served with facilities and services for both locals and visitors alike.



TOMBECK

CULTS DRIVE, TOMINTOUL, MORAY, ABERDEENSHIRE, AB37 9HW

Tombeck, Cults Drive is a four-bedroom detached property that has been architecturally designed and built by local tradespersons to a very high standard, conveniently located and within walking distance to the village centre and all local amenities. The property offers spacious living accommodation over two floors, further benefiting from full double glazing and central heating. Currently being used as a very successful holiday let attracting bookings throughout the seasons, but with its versatile spacious living accommodation would be a fantastic family home with room to grow, and would certainly suit the extended family living, a must view to fully appreciate all that is on offer.

On the ground floor, the porch leading to the hallway and all further accommodation, lounge with picture window and the potential to add a multi-fuel stove, open plan family and dining area with access to the rear garden and decking via two sets of patio doors, the kitchen is open plan to the dining and family room and is fitted with multiple base and wall mounted units and contrasting worktops, the utility room allows access to the side garden. A double bedroom with en-suite shower room completes the ground floor.

The carpeted staircase with wooden balustrade leads to a spacious landing where you have a central four-piece family bathroom with separate shower cubical, the master bedroom with en-suite shower room is spacious with fitted wardrobes and views over the countryside. There are two further double bedrooms both have fitted wardrobes or cupboards. In addition, there are ample storage cupboards throughout the property.

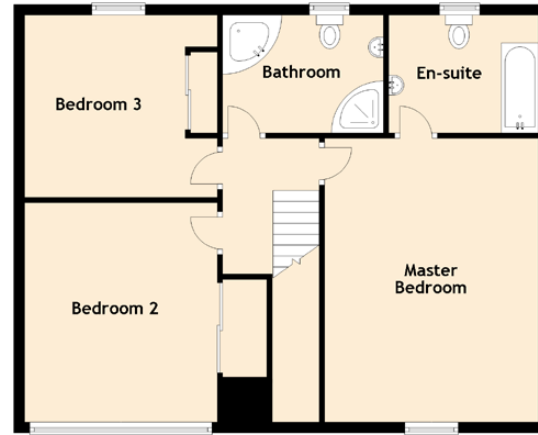
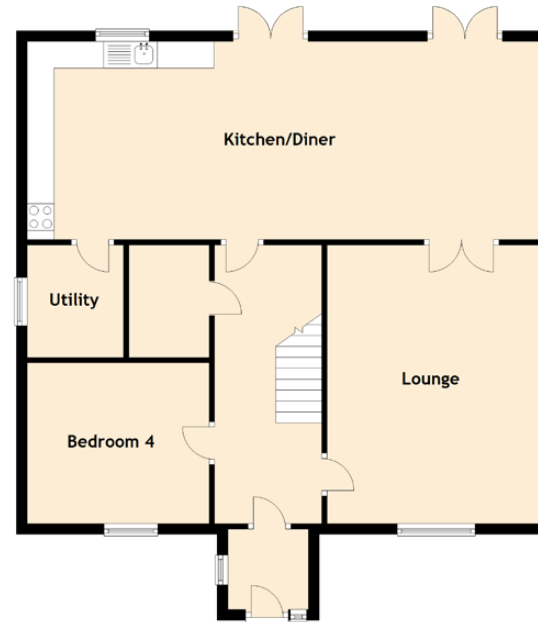
A gated boundary wall or high perimeter fence surrounds the property, access to the side of the property allows for off-street parking for several vehicles. The gardens that wrap themselves around the property are laid mostly to lawn with sporadic planting of shrubs and seasonal flowers. Wheelchair access to the rear of the property is available via a ramp to the patio area and patio doors. An extensive decked area at the rear of the property is perfect for al-fresco dining and entertaining. The garden shed will remain.





SPECIFICATIONS & DETAILS

FLOORPLAN, DIMENSIONS & MAP



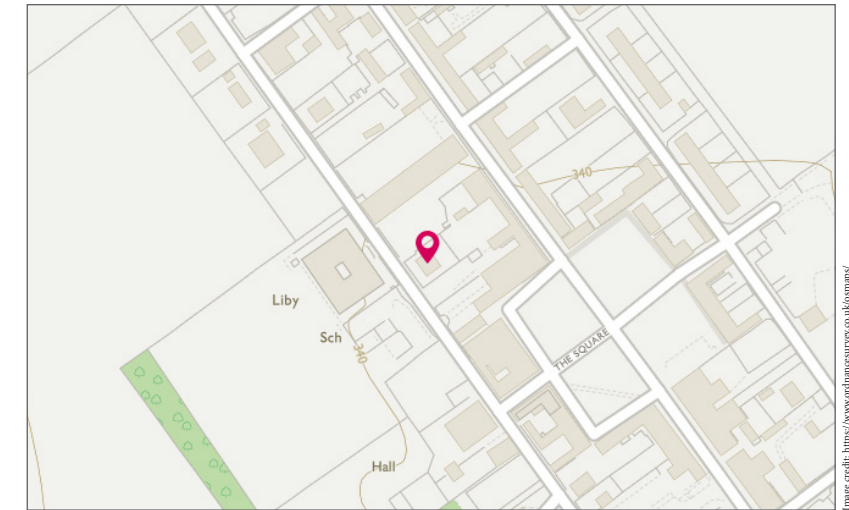
Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	5.20m (17'1") x 4.00m (13'1")
Kitchen/Diner	9.60m (31'6") x 3.70m (12'2")
Utility	2.10m (6'11") x 1.80m (5'11")
Bedroom 4	3.40m (11'2") x 3.00m (9'10")

First Floor	
Master Bedroom	5.30m (17'5") x 4.00m (13'1")
En-suite	2.70m (8'10") x 2.20m (7'3")
Bedroom 2	4.10m (13'5") x 3.30m (10'10")
Bedroom 3	3.60m (11'10") x 3.40m (11'2")
Bathroom	3.00m (9'10") x 2.20m (7'3")

Gross internal floor area (m²): 154m² | EPC Rating: C

Extras (Included in the sale): All floor coverings, blinds, curtains, and light fittings.





McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
PETER REID
Surveyor



Professional photography
MICHAEL MORLEY
Photographer



Layout graphics and design
ALLY CLARK
Designer