

Roadside Cottage Tomnavoulin Ballindalloch AB37 9JL

Offers Over £275,000 are invited.

Traditional Three-Bedroom Cottage
Situated In an Idyllic Countryside
Location



Features:

- Abundance of Character & Traditional Features
- Bright Lounge with Wood Burning Stove
- Contemporary Kitchen, Modern Shower Room & Laundry Room
- Cozy Snug with Feature Open Fire Place
- Oil Fired Heating and Timber Double Glazing
- Generous Garden Grounds
- Private Driveway with Parking for Multiple Cars
- Countryside Views

CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

AVIEMORE

PH22 1RH

WWW.CALEDONIAESTATEAGENCY.CO.UK

01479 810 531



Roadside Cottage is a characterful three-bedroom extended property set within a generous plot, enjoying views across the surrounding countryside. Positioned just outside the small hamlet of Tomnavoulin, the property offers a peaceful rural setting while remaining within easy driving distance of Tomintoul, Ballindalloch, Aberlour and Dufftown.

The home combines character and comfort, featuring a cosy snug with an open fireplace alongside a bright and welcoming lounge complete with a wood-burning stove. The contemporary fitted kitchen is well-appointed, offering ample worktop space and storage, with room for dining and beautiful countryside views beyond. Practicality is further enhanced by excellent storage throughout, including a dedicated laundry room and built-in cupboards in both the kitchen, snug and two of the bedrooms.

Upstairs, the first floor comprises two light-filled double bedrooms (one featuring an open fireplace) and a further single bedroom, currently utilised as a study, providing flexible accommodation to suit a variety of needs.

Additional benefits include timber double glazing, oil-fired central heating, and the warmth of the wood-burning stove. Early viewing is highly recommended to fully appreciate the setting and the character of the cottage on offer.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807965.

Nestled at a height of 1164 ft on the northern slopes of the Cairngorm Mountains, Tomintoul is the highest village in the Highlands. Situated between the Rivers Avon and Conglass, the town is an ideal place from which to explore the Glenlivet Estate, north eastern Cairngorms and Speyside Malt Whisky Trail. With a central square and many Georgian and Victorian buildings the village is a great example of an 18th century Scottish Highland planned village. The village has plenty of local amenities such as shops, cafés and hotels.

Surrounded by rolling hills, forestry, and open countryside, the area is renowned for its natural beauty, rich heritage, and peaceful way of life. The area offers excellent opportunities for walking, cycling, fishing and snowsports at the nearby Lecht Ski Centre. Despite its tranquil rural setting, Tomnavoulin remains well connected to nearby towns such as Tomintoul, Aberlour and Grantown on Spey. Situated between the Rivers Avon and Conglass, the Glenlivet Estate is an ideal place from which to explore the northeastern Cairngorms and Speyside Malt Whisky Trail.

OUTSIDE

Externally, the property benefits from generous garden grounds to the front and side, predominantly laid to lawn and bordered by a stone wall at the front with planting and small trees. Two timber garden sheds provide useful storage for outdoor equipment, complemented by a conveniently positioned wood store. The property also offers ample off-street parking for multiple vehicles. Oil tank and outside tap to the rear.

INCLUDED

Fitted floor coverings, blinds and light fittings. All integrated kitchen appliances will also be included.

SERVICES

Mains electricity, private water supply and septic tank.

COUNCIL TAX

Currently Band C (£1,538.79 pa 2026/27).

Discounts are available for single occupancy.



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HOME REPORT

A Home Report is available from www.caledoniaestateagency.co.uk or use the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: AB37 9JL
- Energy Performance Certificate Rating: Band E
- Home Report Value: £275,000

PRICE

Offers Over £275,000 are invited for this property.

The seller reserves the right to accept or refuse a suitable offer at any time.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewings are by appointment through the Selling Agents.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

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