

Denver
56 Main Street
Tomintoul
AB13 9HA

OFFERS OVER £205,000

Four Bedroom Detached Cottage
Set Within A Generous Sized Pot In
The Heart of Tomintoul



Features:

- Open Plan Kitchen & Lounge Area
- Full Double Glazing & Oil Fired Central Heating
- Beautiful Garden Grounds With Stone Built Bothy
- Detached Garage & Workshop
- Off Street Parking

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56 Main Street is a 4 bedroom detached cottage which has been transformed and benefits from spacious rooms, great character throughout and a very generous sized plot which includes a stone built bothy and workshop. The property benefits from full UPVC double glazing and oil fired central heating as well as an open fireplace. The main living areas all feel very modern and fresh and have been decorated to a very good standard. The kitchen has a large picture window that looks out over the back garden while also allowing natural daylight. The rear garden is fully enclosed with a mixture of lawn, plants, shrubs and trees. The Bothy is a great addition to this property, it is in good condition and has a reasonably new roof, power and lighting. It really does have great potential and could be used for a number of different purposes.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.



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.

Within the Glenlivet Estate there are over one hundred miles of easy access walking and biking trails and those looking for more active outdoor pursuits can enjoy horse riding, clay pigeon shooting, fine fishing beats, and in winter a variety of snow sports which are available at the nearby ski resort.

ACCOMMODATION:

Entrance Hallway

Security UPVC entrance door opens to inner hallway. Doors to lounge, shower room and bedrooms one and two. Pendant light. Radiator. Laminate flooring. Staircase to first floor.

Lounge

3.76m x 3.83m

Spacious lounge with window to the front allowing natural light. Feature fireplace with open fire. Space for furniture. Storage cupboard. TV point. Ceiling lights. Radiator. Laminate flooring. Open to kitchen.

Kitchen

3.98m x 3.48m

Modern fitted kitchen with base, wall and display units incorporating 1 ½ bowl stainless steel sink. Electric “Britannia” range with gas hob and extractor above. Dishwasher. Spotlight rails. Radiator. Tiled floor. Picture window to the rear overlooking the garden grounds. Glazed door to rear vestibule.

Utility

1.96m x 1.54m

Bright and glazed vestibule which is plumbed for a freestanding washing machine. Storage cupboard. Coat hooks. Ceiling light. Radiator. Tiled floor. Door to rear garden.

Returning to entrance hallway.



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Bedroom One 3.77m x 3.13m
Bright double bedroom with windows to the front and rear. Space for bedroom furniture. Pendant light. Radiator. Laminate flooring.

Bedroom Two 2.78m x 2.45m
Spacious single bedroom with window to the rear allowing natural daylight. Space for bedroom furniture. Pendant light. Radiator. Laminate flooring.

Bathroom 1.96m x 1.95m
Three piece white suite comprising of wash hand basin with wall mirror above, WC and glazed double shower cubicle with electric shower. Extractor fan. Toilet accessories. Ceiling light. Radiator. Vinyl flooring. Opaque window to the rear.

Staircase to first floor landing. Doors off to remaining bedrooms. Electrical consumer unit. Velux window. Laminate flooring.

Bedroom Three 2.84m x 2.69m
Coombed bedroom with Velux window to the rear offering natural day light. Space for bedroom furniture. Wall light. Laminate flooring.

Bedroom Three 2.94m x 3.24m
Coombed bedroom with Velux window to the rear offering natural day light. Built-in storage cupboard. Space for bedroom furniture. Wall light. Laminate flooring.

Bothy 3.78m x 5.14m
Stone built Bothy with power and lighting. Great storage space or conversion possibilities. The roof and stonework are all in good condition. Three windows to the front, rear and side. Fully secured by a lockable timber door and only accessed via the rear garden.

Garage/workshop 12.0m x 6.35m
Detached garage and workshop. Previously rented to local tradesman as it provides great storage space and ideal for materials and tools. Oil Tank. Also has a self-contained concrete store.

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Garden

The rear garden is fully secured by timber fencing and is gated at the rear and the side. It is mainly laid to lawn with a mixture of plants, shrubs, and mature trees. The garden is approximately 0.3ac and benefits from a separate access at the rear. Future development may be possible, but planning may be required. Parking for two vehicles at the side of the property.

Included

All fitted carpets, light fittings, curtains and blinds.

Services

Mains electricity & water. Telephone and internet.

Council Tax

Currently being used as a business so rates are unavailable.

Home Report

Please find Home Report using the below :

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=YIHIP2XqfDK3zVK3vh3JHw%3d%3d>
- Postcode: AB37 9EX

Price

Offers Over £205,000 are invited for this property.

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



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Offers
Formal offers should be submitted to our Caledonia Estate Agency office in Aviemore.

Viewing
Viewing is by appointment only 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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