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Ben Cruachan, Conglass Lane, Tomintoul, AB37 9HU  
POA

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



UNDER OFFER - An immaculately presented and well proportioned three bedroom detached bungalow with sizable gardens, tarmac driveway and large double garage. Ben Cruachan enjoys a private but central location within this pretty Highland Village in the Cairngorms National Park popular for its closeness to nature and accessibility to many outdoor activities. Accommodation includes an entrance vestibule which leads through to a L shaped hall which, in turn, provides access to an airy lounge with feature wood burning stove, dining / family room with patio doors opening and overlooking the rear gardens, modern kitchen with utility room, jack and jill bathroom and three double bedrooms with integral wardrobe storage and master en-suite shower room. The gardens to the front are laid to gravel for ease of maintenance, with a tarmac parking area and drive which leads to the rear gardens which are mainly laid to lawn with a patio area. The property would suit a variety of purchasers including those looking for walk in family or second home in this peaceful location. Energy Performance Certificate Rating C, Council Tax Band D

## POA



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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 Vestibule

1.84m x 1.26m 6'0" x 4'2"

Entry is through an attractive timber and opaque glazed door into the charming entrance vestibule. A low level cupboard houses the electrical switchgear and there is carpet flooring, ceiling lighting and a radiator.

## Hallway

A welcoming L-Shaped hallway with doors opening to the lounge, kitchen, bathroom and all three bedrooms. Storage is generous with a double door cupboard and separate cupboard housing the Ariston pressurised water cylinder. There is a hatch to the attic space which is accessed via a Ramsay ladder, has lightening, is insulated and provides a magnitude of storage. There is carpet flooring, two ceiling lights, radiator and Honeywell thermostat.

## Lounge

3.92m x 4.65m 12'10" x 15'3"

A comfortable and bright lounge benefitting from a large picture window to the front allowing wonderful countryside views, centred around a warming Morso multi fuel stove set on a slate hearth with tiled surround and timber mantle. A 15 panel glazed door opens into the dining room and there is carpet flooring, ceiling lighting and a radiator.

## Kitchen

3.69m x 2.89m 12'1" x 9'6"

A stylish and modern kitchen providing a great range of timber effect base drawer and wall units with complementary worktop and fresh white tiling surrounding. The kitchen features a delightful open archway to the dining room creating a fabulous open plan area which is perfect for the whole family to gather together to cook, eat and socialise. A black sink with mixer tap is perfectly placed at a window to the rear overlooking the private garden. Space is available for a fridge / freezer and cooker and an extractor hood is positioned above. A door opens to the utility room and there is vinyl flooring, recessed ceiling lights, a radiator and Drayton Lifestyle heating and hot water controls.

## Dining Room / Family Room

3.69m x 2.77m 12'1" x 9'1"

An attractive bright room enjoying glazed patio doors allowing direct access out into the spacious private garden where you can enjoy al-fresco dining. Further natural light flows in through a window to the side, a fifteen panel glazed door opens into the lounge and there is vinyl flooring, ceiling lighting and a radiator.

## Utility

1.60m x 1.81m 5'3" x 5'11"

A well proportioned utility room providing a slim larder unit and base unit with worktop over and fresh tiling surrounding, featuring a stainless steel sink with Carron Phoenix mixer tap and plumbing is available underneath for a washing machine. A upvc glazed door opens to the rear garden and a door provides access into the Jack and Jill bathroom. A window to the rear provides natural light and there is vinyl flooring, ceiling lighting, a radiator and extractor.

## Jack and Jill Bathroom

1.73m x 3.03m 5'8" x 9'11"

This harmonious Jack and Jill bathroom can be accessed from both the hallway and the utility room and comprises of a WC, Vogue wash hand basin with mixer tap with shaver point light above and a bath with mixer tap featuring a Mira Sport Max electric shower with fresh tiling surrounding. A high level Velux window allows in fabulous natural light and there is vinyl flooring, recessed ceiling lighting, a radiator and an extractor.

## Master Bedroom

3.10m x 3.48m 10'2" x 11'5"

A welcoming en-suite double bedroom enjoying a window to the rear overlooking the private garden and benefitting from a spacious wardrobe with double sliding mirrored doors providing both shelving and hanging space. A door opens to the en-suite and there is carpet flooring, ceiling lighting and a radiator.



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### En-Suite Shower Room

1.29m x 2.14m 4'3" x 7'0"

A fresh en-suite shower room comprising of a Vogue WC, Vogue pedestal wash hand basin with mixer tap and a shower enclosure with pivot door housing a mains pressure shower. An opaque window to the rear provides natural light and there is vinyl flooring, recessed ceiling lights, an extractor and radiator.

### Bedroom Two

3.27m x 3.48m 10'9" x 11'5"

A charming double bedroom enjoying a large integral wardrobe with mirrored sliding doors offering both shelving and hanging storage space and benefitting from a window to the front allowing views over the beautiful countryside. There is vinyl flooring, ceiling lighting and a radiator.

### Bedroom Three

3.27m x 3.10m 10'9" x 10'2"

An attractive double bedroom enjoying a window to the front looking out over the beautiful open countryside. A double integral wardrobe with sliding mirrored doors provides fabulous storage and there is carpet flooring, ceiling lighting and a radiator.

### Garage

5.84m x 4.62m 19'2" x 15'2"

A wonderful and spacious double garage enjoying concrete flooring, power, light and outside tap. An up and over door provides access at the front, a further door allows access at the side and a window to the side allows in natural light.

### Outside

Double wrought iron gates open at the front into a spacious tarmac drive which runs along the side of the property to the garage at the rear and provides parking and turning for several vehicles. The front garden is laid with gravel, is surrounded by a low level timber fence and an attractive accessible ramp leads to the front

door. The rear garden is mainly laid to lawn and is interspersed with bushes and shrubs, features a beautiful dwarf cherry tree and is surrounded by high level timber fencing. A paved patio area outside the dining room is the perfect place to sit in the sunshine with a drink and relax in this wonderful peaceful private haven. There is a timber shed with dimensions 2m x 2.5m providing fabulous storage for gardening equipment and there is an oil tank and outside boiler.

### Services

It is understood that the property is served with mains electricity, water and drainage. There is oil fired central heating and the oil tank is located in the rear garden.

### Home Report

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

EPC Rating C

### Entry

By arrangement

### Price

UNDER OFFER

### Viewings and Offers

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

Strathspey House  
Grantown on Spey

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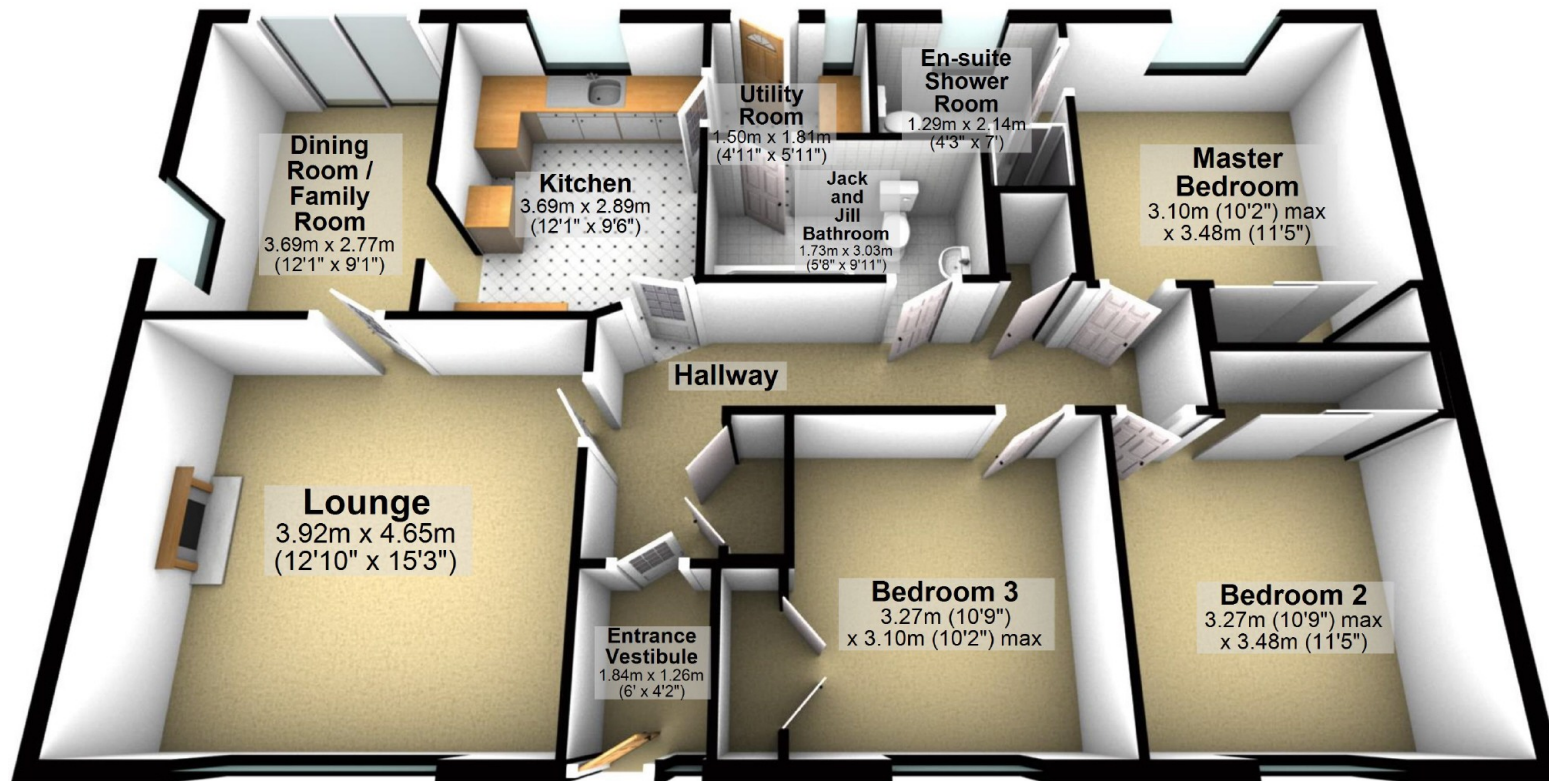








## Ground Floor



Plans not to scale, for illustration only



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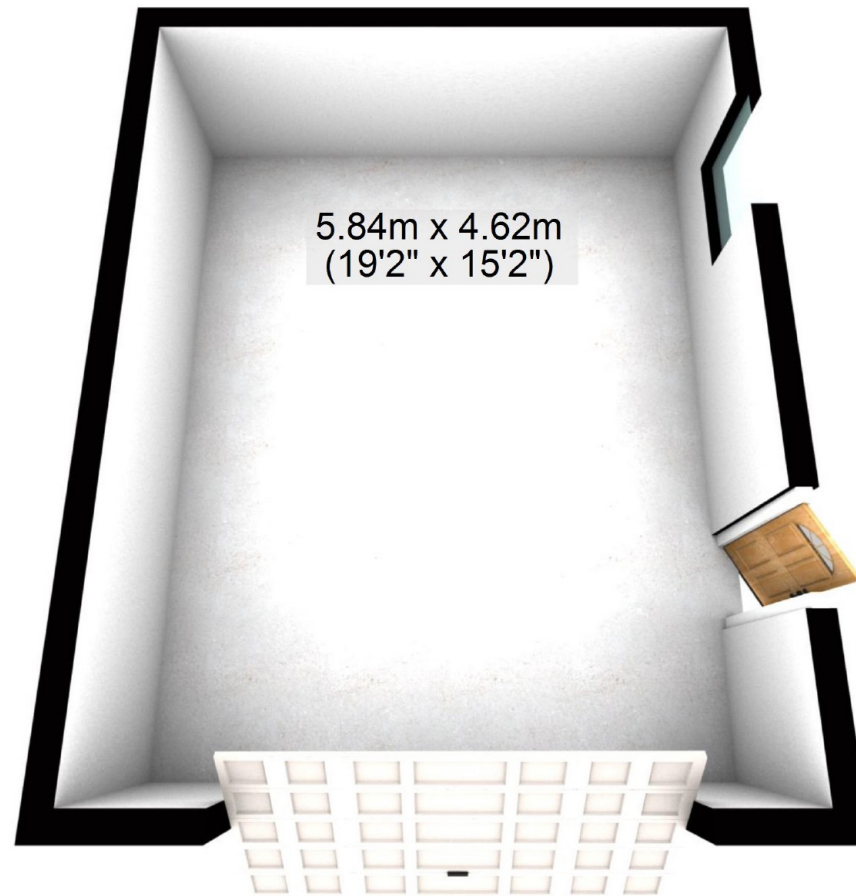
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## Garage



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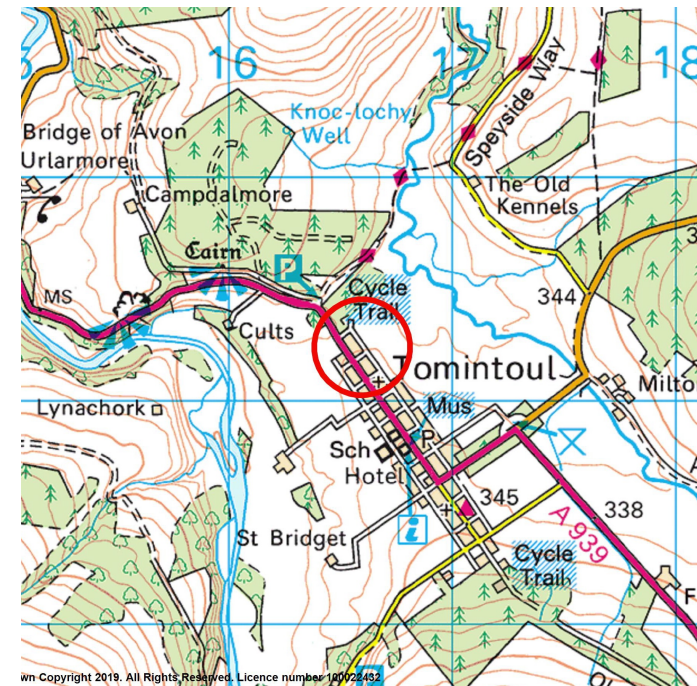
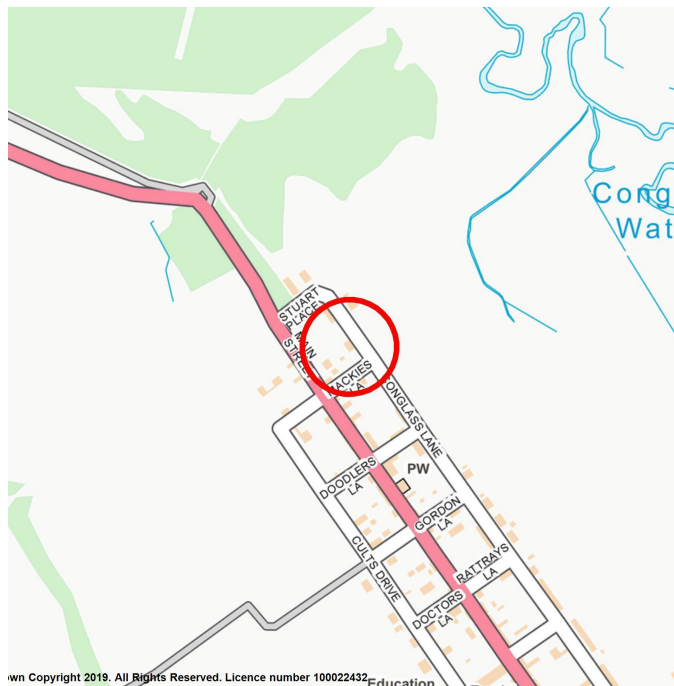
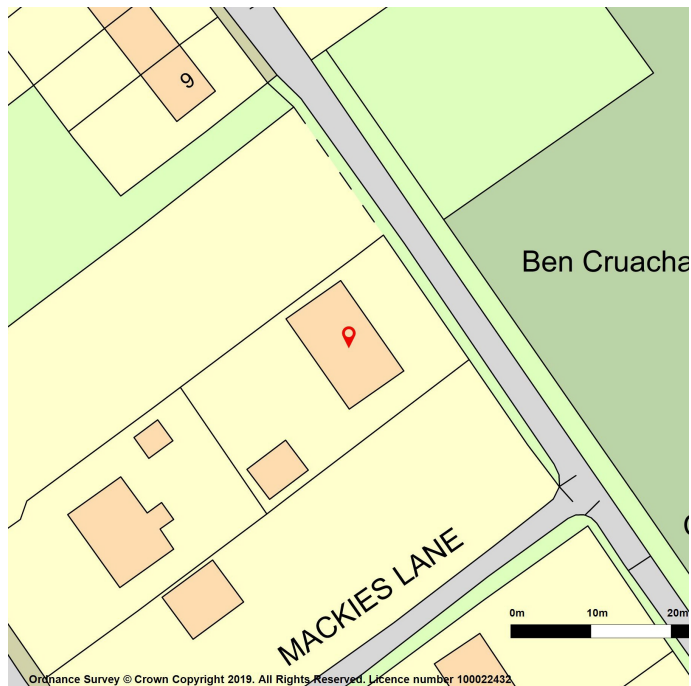
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
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