



3 Bed Semi Detached New Build,
Tomnabat Lane,
Tomintoul,
Ballindalloch.
AB37 9EZ

250,000



- Contemporary architect designed 3 bedroom semi



Ref: PRA14349

Viewing Instructions: Strictly By Appointment Only

General Description

Contemporary architect-designed semi detached villa that combines the best in traditional and modern construction. This stylish 3 bedroom new build combines contemporary design and quality craftsmanship.

Accommodation

Lounge (14' 1" x 12' 7") or (4.30m x 3.83m)

Kitchen / Diner (14' 1" x 12' 7") or (4.30m x 3.83m)

Shower Room (7' 3" x 6' 11") or (2.20m x 2.12m)

Bedroom 1 (10' 6" x 10' 3") or (3.20m x 3.13m)

Bedroom 2 (12' 2" x 9' 7") or (3.72m x 2.91m)

Bedroom 3 (11' 1" x 7' 10") or (3.37m x 2.40m)

Bathroom (7' 6" x 6' 11") or (2.29m x 2.10m)

Services

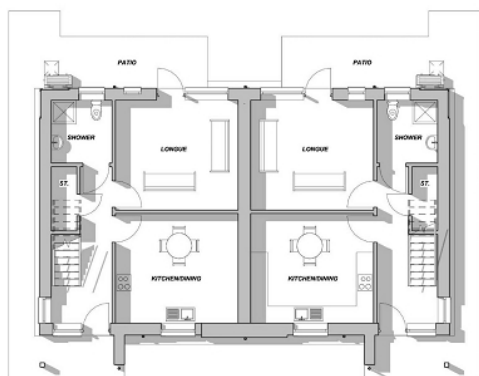
Mains water, mains electricity, mains drainage

Tenure

We are informed that the tenure is Freehold

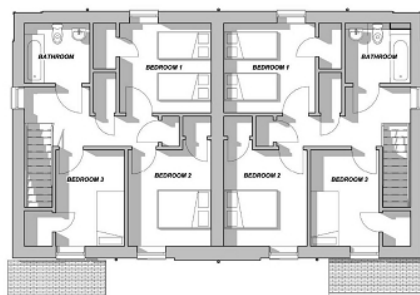
Council Tax

Band Not Specified



Ground floor
1 : 100

EACH UNIT:
TOTAL GF AREA= 50.9 msq
TOTAL FF AREA= 48.1 msq



First floor
1 : 100

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.