



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

495,000



- Contemporary bespoke architect designed home
- Lounge, open plan kitchen/dining room, utility, WC

Ref: PRA14350

Viewing Instructions: To arrange a viewing of this site please
contact Karine on 07919 176787, Morna on 07765250242 or the
General Description

Offering a Custom Build with all the benefits of a self-build and the reassurance of an experienced developer. Contemporary architect-designed detached family home that combines the best in traditional and modern construction, marrying design excellence with exquisite materials. If you have always dreamed of living in a home designed specifically around you, this Prestige Property is your chance to make that happen... a customised new build without the stress of self-building. The developers will take you step-by-step through this unique opportunity and are at your disposal to guide you with every fixture, fitting and finish to fit your lifestyle perfectly.

This stunning 4 bedroom new build combines contemporary design and quality craftsmanship. The luxurious interiors will be done to the highest standard and will appeal to the discerning buyer looking for a prestige family home. The house has been designed for modern open plan living with floor to ceiling windows maximising the light and creating a bright, airy home. The room sizes are generous and the accommodation well thought out, cleverly utilising all the space available to provide excellent storage. The open plan kitchen/dining room is the heart of the home. It provides a fantastic space which lends itself to the modern family's needs, as well as entertaining. The lounge is adjoined with a pocket door which gives the option of a separate lounge when required. The kitchen has a large breakfast bar and integrated appliances. There is ample space for a dining table and 8 chairs, with sliding doors opening to the patio. A ground floor guest room with ensuite, a utility room and a WC completes the accommodation. The impressive master bedroom offers an ensuite shower room and walk in wardrobe. Upstairs will offer 2 further double bedrooms and the contemporary bathroom, with separate shower enclosure. The detached garage will be fully lined, with an electric door and the drive will provide parking for 3 vehicles. The gardens are level and will be fenced and hydro seeded, with a patio running the width of the house. Situated in Tomintoul, within the mesmerising beauty of the Cairngorms National Park, this 4 bedroom detached home truly epitomises contemporary style.

Please note this sale is structured as a land sale followed by staged payments set out within a design and build contract. The build is managed by a RIBA chartered architect.

Location: 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, 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 on many trails and nearby bike Glenlivet and hill walking a plenty. The nearby Lecht Ski Centre 2090 provides winter sports and in the summer has quad biking and go-carts. Primary education is available at Tomintoul Primary School, a small but well-regarded school located right in Tomintoul. A school bus transports secondary pupils to Speyside High School in Aberlour, which is approx 21 miles away. Tomintoul is well-connected via road with the A939, a major scenic route running through Speyside, providing easy access to both Aberdeen to the east and Inverness to the north. The nearest railway station is Aviemore (around 27 miles away), which is on the main line from Inverness to London, providing connections to major cities across the UK. There are regular bus services that run through Glenlivet connecting it to neighbouring towns and villages. The nearest airports are Inverness Airport (approximately 43 miles away) and Aberdeen International Airport (approximately 56 miles away), offering both domestic and international flights.

Services: Mains electricity, water and drainage. Air source heat pump powers underfloor heating. Connection for telephone and broadband.

Reservation Fee: There is a £5000 non refundable reservation fee, followed by a £20,000 deposit upon conclusion of missives of the land purchase. Both payments will be deducted off the land purchase price of £80,000. There is a staged payment schedule for the remaining balance.

Council Tax: To be allocated.

Entry: By mutual agreement.

Tenure: Freehold.

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Accommodation

Lounge (18' 4" x 15' 3") or (5.60m x 4.64m)

Kitchen/ Dining (20' 0" x 17' 1") or (6.10m x 5.20m)

Utility Room (11' 8" x 6' 7") or (3.55m x 2.00m)

WC Toilet (5' 1" x 6' 7") or (1.54m x 2.00m)

Bedroom 4 (12' 0" x 10' 6") or (3.67m x 3.19m)

Bedroom 4 En Suite (8' 7" x 4' 7") or (2.62m x 1.40m)

Master Bedroom (17' 1" x 11' 10") or (5.20m x 3.60m)

Master Bedroom En-Suite Bathroom (7' 8" x 6' 7") or (2.34m x 2.00m)

Bedroom 2 (10' 2" x 10' 6") or (3.10m x 3.19m)

Bedroom 3 (11' 9" x 10' 8") or (3.57m x 3.25m)

Bathroom (6' 6" x 10' 6") or (1.97m x 3.19m)

Services

Mains electricity, mains water, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





Ground floor
1 : 100 Area= 111msq



First floor Area= 76msq
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.