



BALRANAICH

TOMINTOUL, BALLINDALLOCH, MORAY



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A wonderful house, located in an elevated position with spectacular views

Tomintoul 7.5 miles ■ Grantown-on-Spey 15 miles ■ Elgin 31 miles

Acreege 1.54 acres (0.62 hectares)

Guide Price £420,000

- 2 reception rooms. 3 bedrooms
- Recently modernised
- Extensive well maintained landscaped grounds
- Breathtaking setting with magnificent open views
- Double Garage

Galbraith

Inverness
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 OnTheMarket





Balranaich is a wonderful, detached house located in an elevated position in the picturesque Strathavon to the north of Tomintoul in Moray, which has been described as “one of the most ravishing river valleys of Scotland”. Moray is famous for its mild coastal climate, has beautiful and varied countryside with rich agricultural land and a coastline with prosperous fishing villages and wide-open beaches.

Tomintoul (about 7.5 miles) is a popular tourist destination on the Highland Tourist Route and is set in the beautiful countryside of the Glenlivet Estate (owned by the Crown Estate) and the Cairngorm National Park. The village provides a range of shops, inns/hotels and restaurants together with a primary school. A greater range of facilities is available in Grantown-on-Spey and Elgin. Inverness has all the facilities of a modern city including its airport that offers regular flights to the south and summer flights to many European destinations. Aberdeen Airport is located about 64 miles away.

DESCRIPTION

Balranaich provides spacious and flexible accommodation over a single storey. The current owners have renovated the property including a fabulous newly opened up kitchen/family room. The kitchen has been recently renovated and has an excellent range of wall and base units, while the family room area has a woodburning stove and views over the garden. There is a delightful sitting/dining room which has an open fire and is a wonderfully spacious and bright room with large picture windows overlooking the garden and countryside beyond. Three bedrooms, two of which are particularly generously sized, and have new en suite shower rooms, and the family bathroom completes the accommodation. A timber staircase leads to the attic which is floored and provides excellent storage space and the potential to be converted to additional accommodation (subject to obtaining all necessary consents).

ACCOMMODATION

Porch/Utility Area. Kitchen/family Room. Sitting/Dining Room. 3 Double Bedrooms (2 En suite). Bathroom.

GARDEN (AND GROUNDS)

Outside, the well-maintained grounds surround the house and extend to about 1.5 acres. They include a generous area of lawn with beds and borders, a patio with a covered seating area, a tree lined drive and rockery, and an additional area that was previously a vegetable garden and could easily be reinstated. There is a double garage and several timber sheds whilst ample space for parking several vehicles is provided on the driveway.

In essence, Balranaich is a very desirable property located in a tranquil and much sought after rural setting. The quality of the house and grounds will ensure that it will appeal to a wide range of buyers.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Private	Mains	Private	Freehold	Oil	Band F	Available	Available	E 49

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

DIRECTIONS

From Elgin, follow the A95 south. At Ballindalloch turn left onto the B9008. After about 4 miles, turn right onto the B9136 and follow this road for 4 miles, then turn right (signposted for Fodderletter) and cross the Bridge over the River Avon. Follow this road for about 1 mile where the driveway for Balranaich is on the right hand side of the road.



POST CODE

AB37 9HP

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: pine.village.processes

SOLICITORS

Hann & Co, Annan

LOCAL AUTHORITY

Moray

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

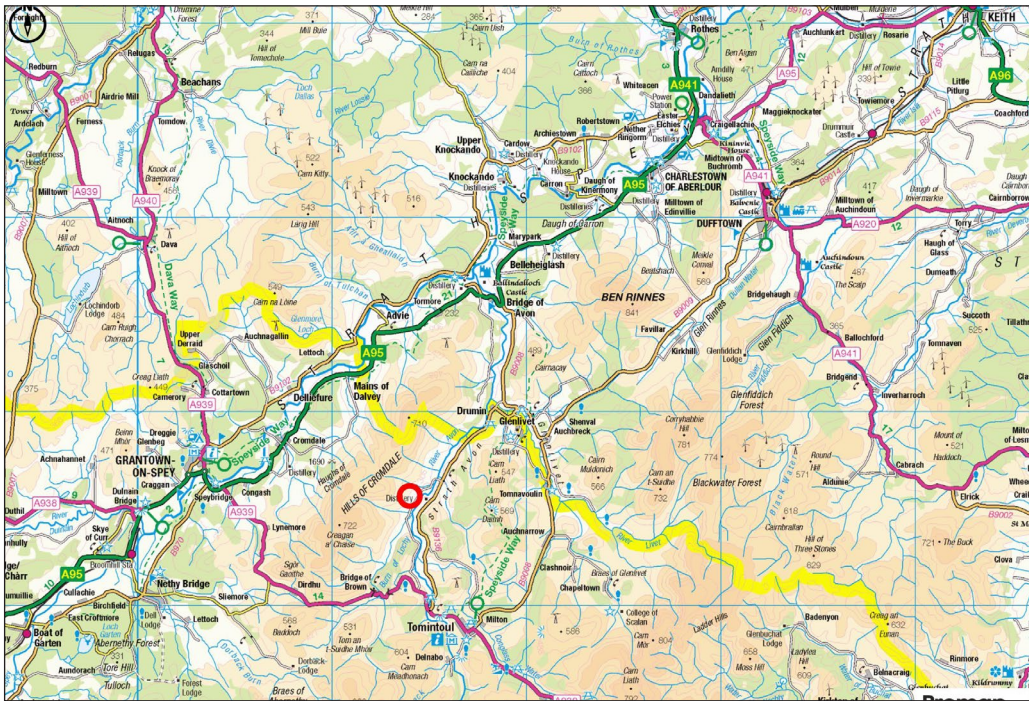
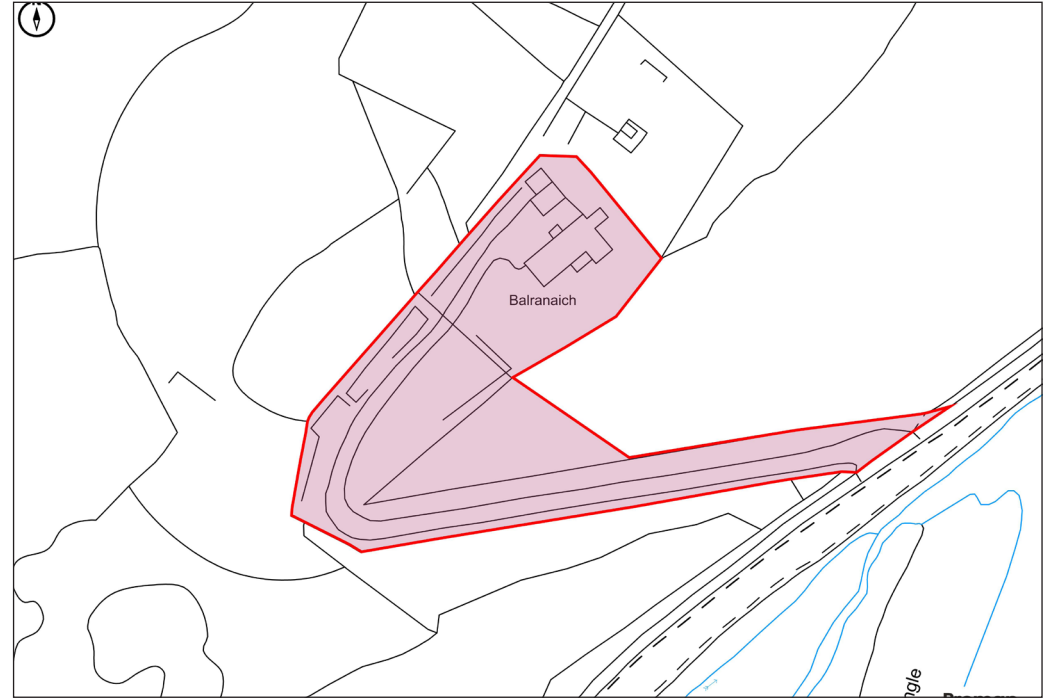
IMPORTANT NOTES

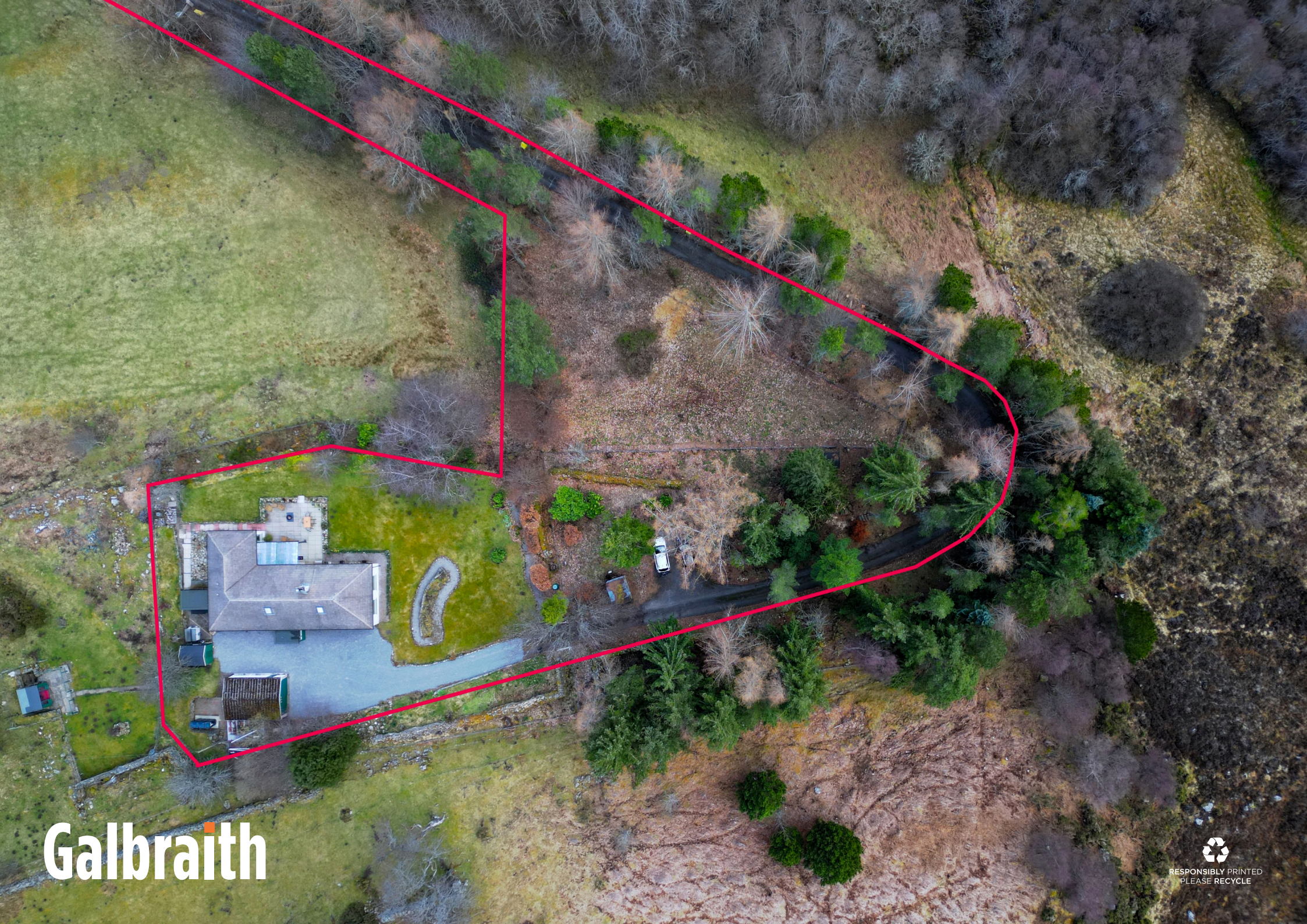
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in March 2024



Balranaich Tomintoul AB37 9HP







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