



Galbraith

THE OLD KENNELS

TOMINTOUL, BALLINDALLOCH, MORAY



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A charming cottage located in an elevated position
with spectacular views

Tomintoul 1 mile ■ Grantown-on-Spey 22.5 miles

Elgin 36.5 miles ■ Inverness 48 miles. .

- 1 reception room. 4 bedrooms
- Attic play room
- Flexible accommodation
- Extensive grounds
- Breathtaking setting with magnificent open views
- Previously run as a holiday let

Acreage 0.38 acres (0.15 hectares)

Offers Over £260,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

The Old Kennels is a delightful, detached cottage 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 1 mile) 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 Cairngorms 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 57 miles away.

DESCRIPTION

The Old Kennels is a charming, traditional cottage, that has been extended over the years. It is located in a secluded, elevated position near the village of Tomintoul. Originally the Kennels of the Duke of Richmond but owned by the same family since the 1960’s, it is built of rendered stone under a pitched slate roof and provides generous accommodation over a single storey.

The Old Kennels is surrounded by open countryside and benefits from views to the south. The front door opens into the hallway where, to the right is a delightful sitting room which has an open fire and picture windows that take in the wonderful views across open countryside to the Cairngorms. Doors from the sitting room lead to one of the bedrooms and another to the main hallway. The kitchen can be found to the left of the main hallway and has base and wall units and space for a table. The family bathroom and two further bedrooms complete the accommodation on the ground floor, with access to the floored attic with window, currently used as a playroom, from the back hall. Overall, the cottage appears to be in good condition and has a welcoming atmosphere. The Old Kennels has oil heating, double glazing, private water and private drainage.

ACCOMMODATION

Ground floor: Hall. Kitchen. Sitting room. 4 bedrooms. WC. Family bathroom.

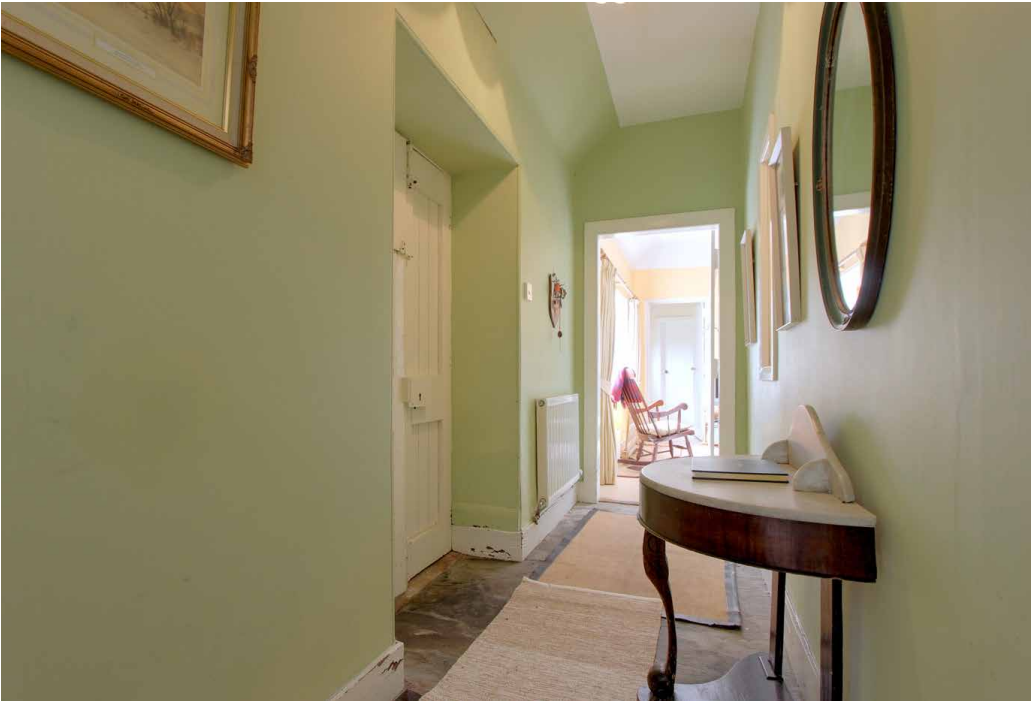
First floor: Floored attic

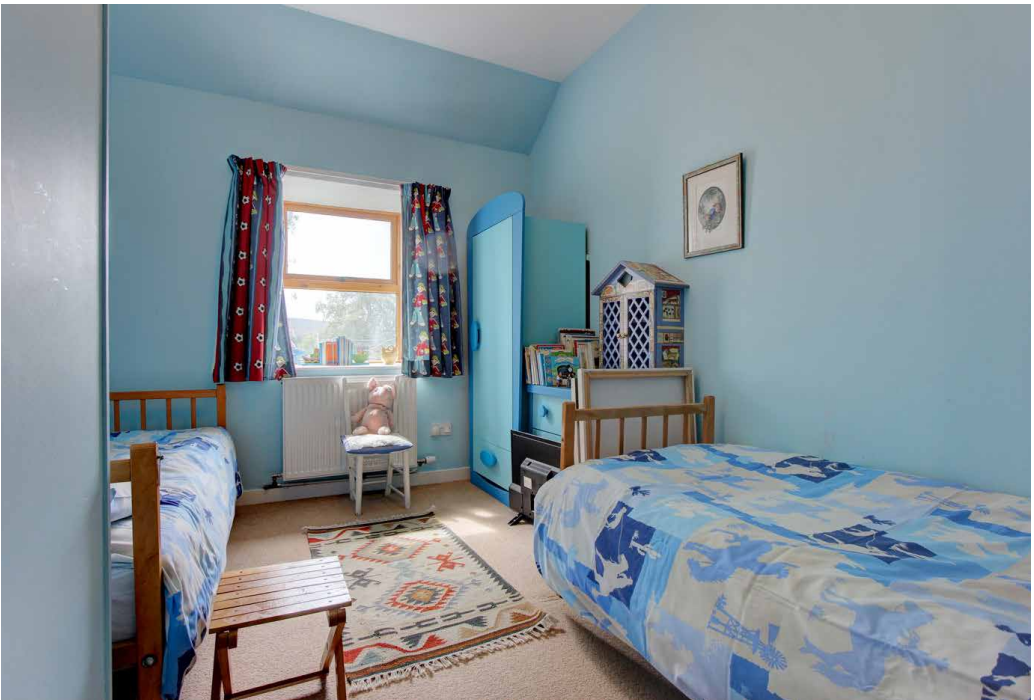
GARDEN

Outside, the grounds surround the property and are mainly laid to lawn with beds and borders containing a variety of shrubs and fruit bushes. The old vegetable garden is now a wonderful lawned area, containing the bee hives, which is bordered by a stone wall. Attached to the cottage there is a shed with access to the WC and a large store with the original floor and hay racks. Parking is provided on the driveway to the front of the cottage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private	Mains	Private	Freehold	Oil	Band C	E:39	EE	YES





FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

Leave Tomintoul on the B9008 to Ballindalloch, take the left-hand turn after the bridge and follow this road for ½ a mile where The Old Kennels can be found on the right. See site and location plan.

POST CODE

AB37 9EN

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: coverings.tent.index

SOLICITORS

TBC

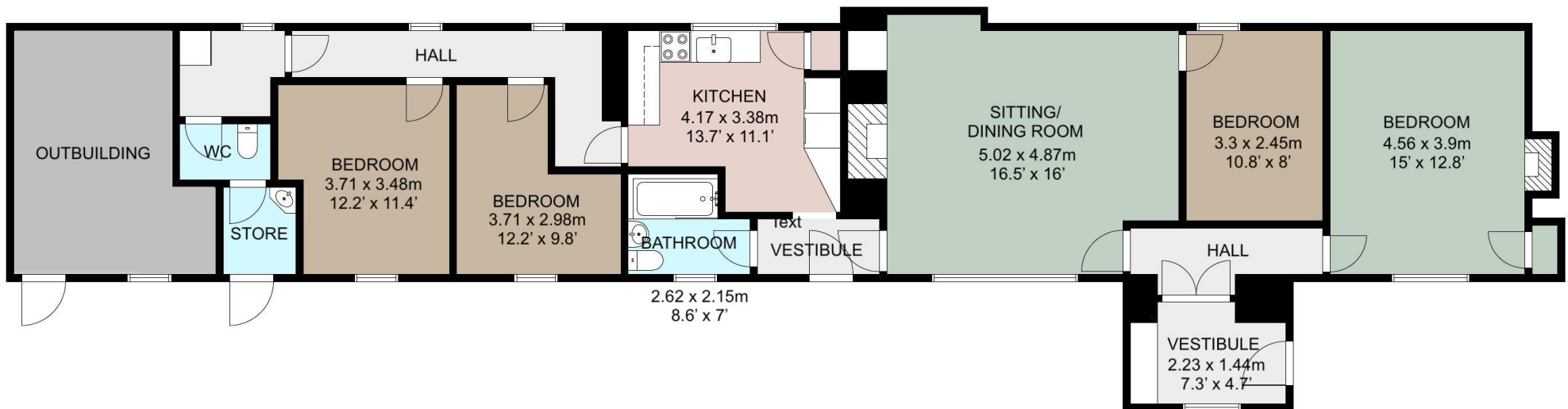
LOCAL AUTHORITY

Moray

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.





The Old Kennels, Tomintoul AB37 9EN

Illustration for identification purposes, actual dimensions may differ. Not to scale.

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

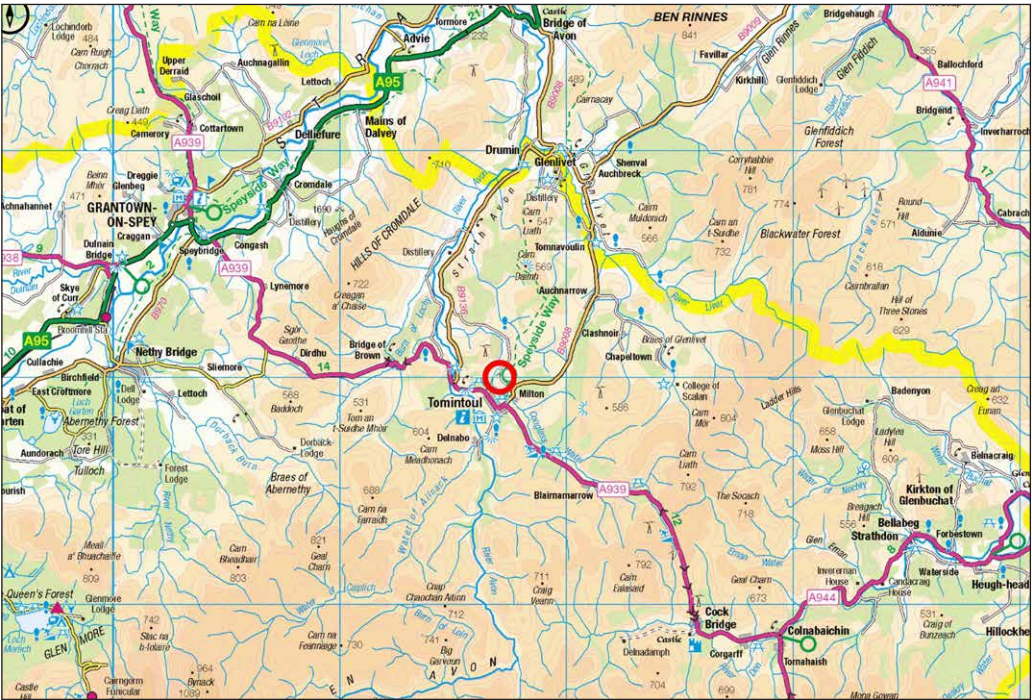
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

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 July 2025







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