

An aerial photograph showing a white schoolhouse and an old school building nestled in a lush green valley. The buildings are surrounded by dense evergreen and deciduous forests. In the background, rolling hills and mountains are visible under a cloudy sky. A paved road runs along the bottom of the frame, and a wooden fence separates the foreground from the buildings. Three white cars are parked in a driveway area. The Galbraith logo is in the top right corner.

Galbraith

THE SCHOOLHOUSE AND THE OLD SCHOOL

TOMNAVOULIN, BALLINDALLOCH, MORAY



THE SCHOOLHOUSE AND THE OLD SCHOOL, TOMNAVOULIN, BALLINDALLOCH, MORAY

A charming house with an annexe in a semi-rural location

Tomintoul 6.4 miles ■ Aberlour 15.3 miles ■ Elgin 30.3 miles

Acreage 1.03 acres (0.41 hectares)

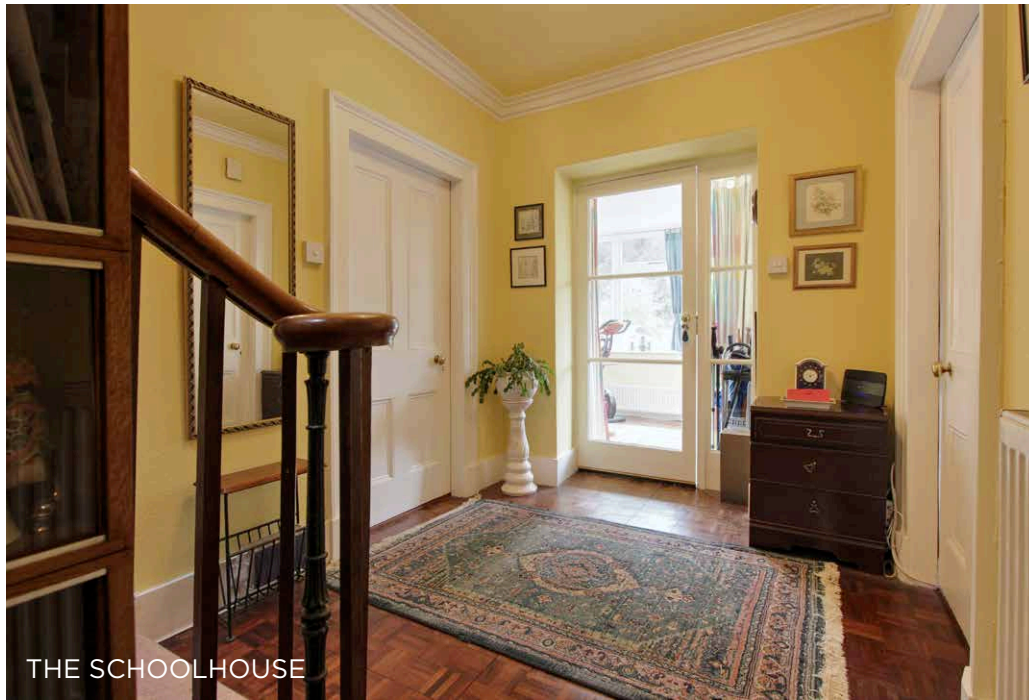
Guide Price £485,000

- 2 reception rooms. 4 bedrooms
- Separate 2 bedroom annexe with holiday let potential
- Well presented and flexible accommodation
- Beautifully maintained, landscaped garden
- Workshop
- Easily accessible, semi-rural location

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



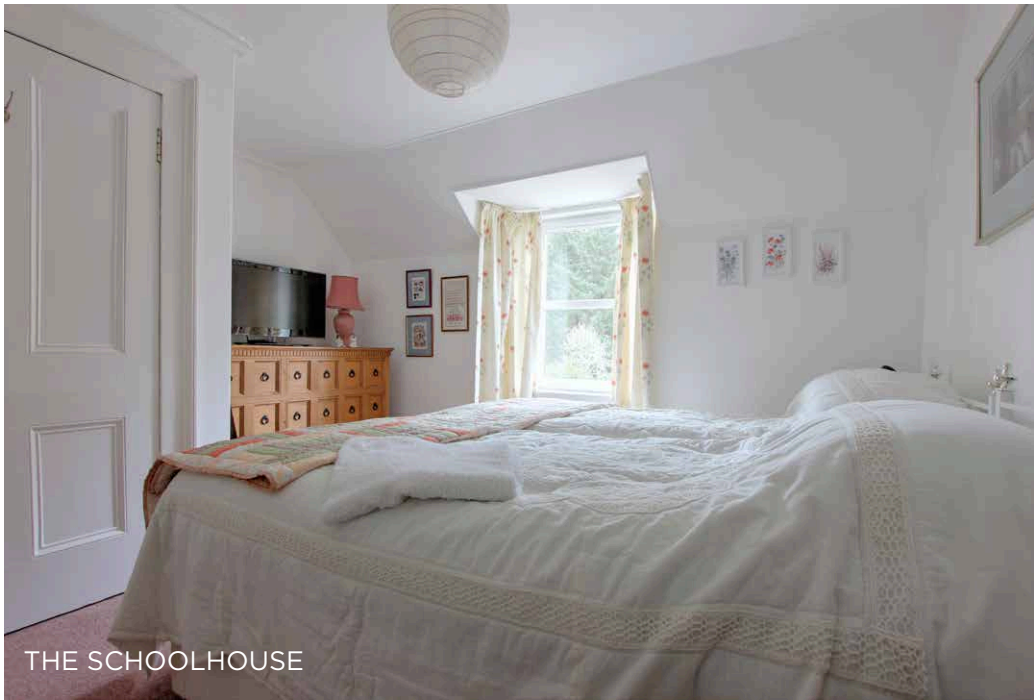




THE SCHOOLHOUSE



THE SCHOOLHOUSE



THE SCHOOLHOUSE



THE SCHOOLHOUSE

SITUATION

The Schoolhouse and Old School are located at the edge of the Speyside village of Tomnavoulin which lies within the Cairngorm National Park. Tomintoul (about 6.4 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. Tomintoul has a GP practice, a range of shops, inns/hotels and restaurants and a primary school with a nursery. The local Secondary School is The Speyside High School in Aberlour. A greater range of facilities is available in Grantown-on-Spey, Dufftown, Aberlour and Elgin. Inverness has all the facilities of a modern city including its airport (about 49 miles away) that offers regular flights to the south and summer flights to many European destinations. Aberdeen Airport is located about 61 miles away.

DESCRIPTION

The Schoolhouse is constructed of stone under a slate roof and provides spacious and flexible accommodation over two storeys. The drawing room is a particularly well-proportioned and appealing room, it also has a wood burning stove, as does the sitting room. The kitchen leads to the conservatory which has a door to the garden. All of the bedrooms are of a good size, two of them have hand wash basins and the layout is such that it allows for a great deal of flexibility. Adjacent to the Schoolhouse is The Old School which has been sympathetically converted into a two-bedroom annexe and was formerly used as a holiday let. The sitting room is most impressive, with a double height ceiling and stairs leading to a mezzanine seating area off which there is a bedroom with an en suite bathroom.

ACCOMMODATION

The Schoolhouse

Ground Floor:

Porch. Hallway. Drawing Room. 4th Bedroom. Sitting Room/Dining Room. Dining Kitchen. Shower Room. Boiler Room. Conservatory.

First Floor:

Landing. 3 Bedrooms. Study. Bathroom.

The Old School

Ground Floor:

Conservatory. Hallway. Dining Kitchen. Shower Room. Bedroom. Sitting Room.

First Floor:

Mezzanine Sitting Area. Bedroom with En Suite Bathroom.

GARDEN

Outside, the grounds extend to about 1.03 acres and consist of a beautifully maintained landscaped garden which includes a most impressive array of mature plants, a pond, and paths which wind their way through the various sections of garden. A gravelled driveway provides ample parking space for a number of vehicles. A workshop and a timber shed provide useful storage space.



THE OLD SCHOOL



THE OLD SCHOOL

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband*	Mobile*
Mains	Mains	Private	Freehold	Oil	Band F	The Schoolhouse – E 43 The Old School – D 65	FTTC*	YES

*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>

*Fibre To The Cabinet

FLOOD RISK

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

POST CODE

AB37 9JA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: decently.allows.hoping

SOLICITORS

Lindsays, Edinburgh

LOCAL AUTHORITY

Moray Council

FIXTURES AND FITTINGS

The carpets in The Schoolhouse and the curtains and white goods in The Old School are included in the sale. No other items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

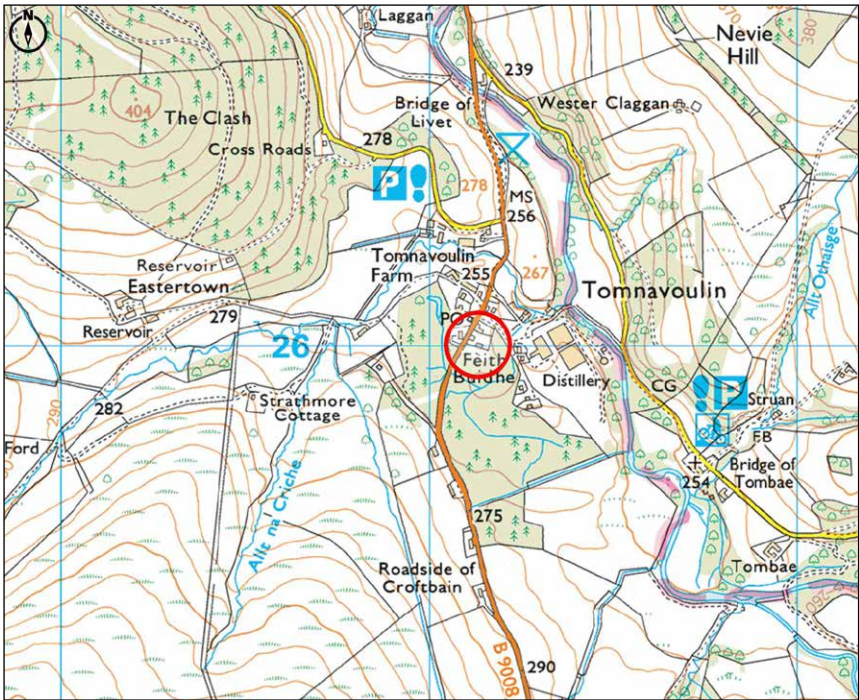
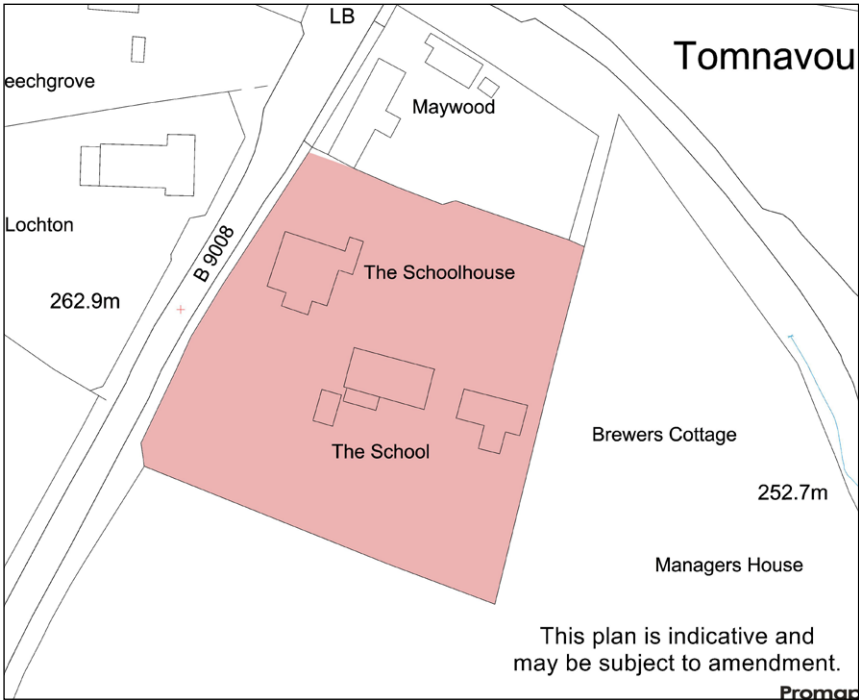
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

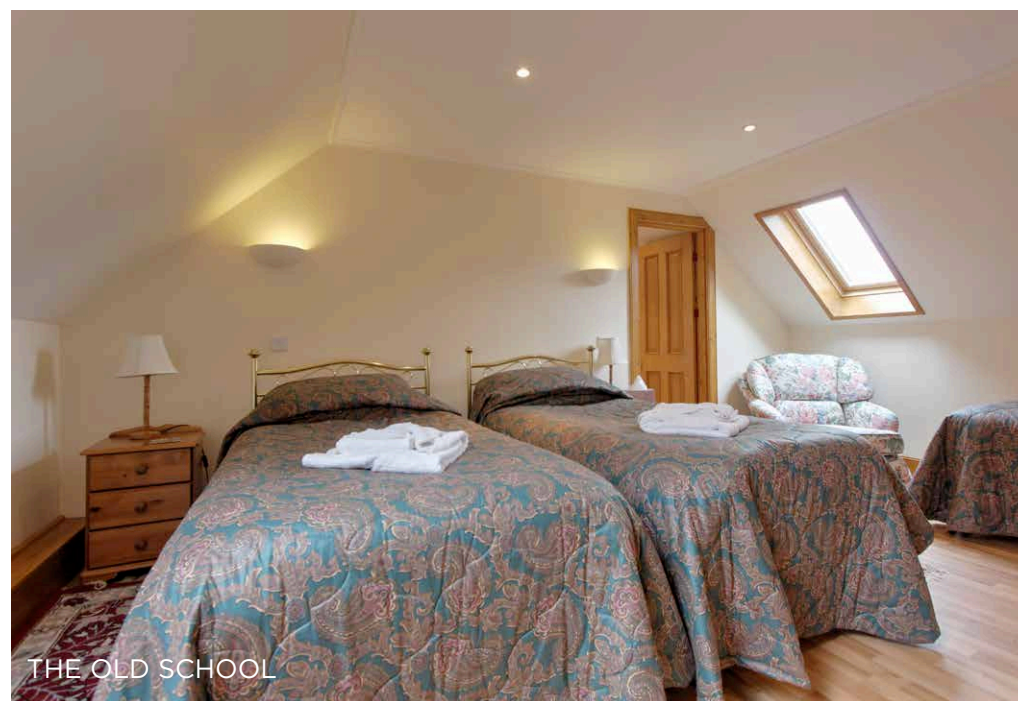
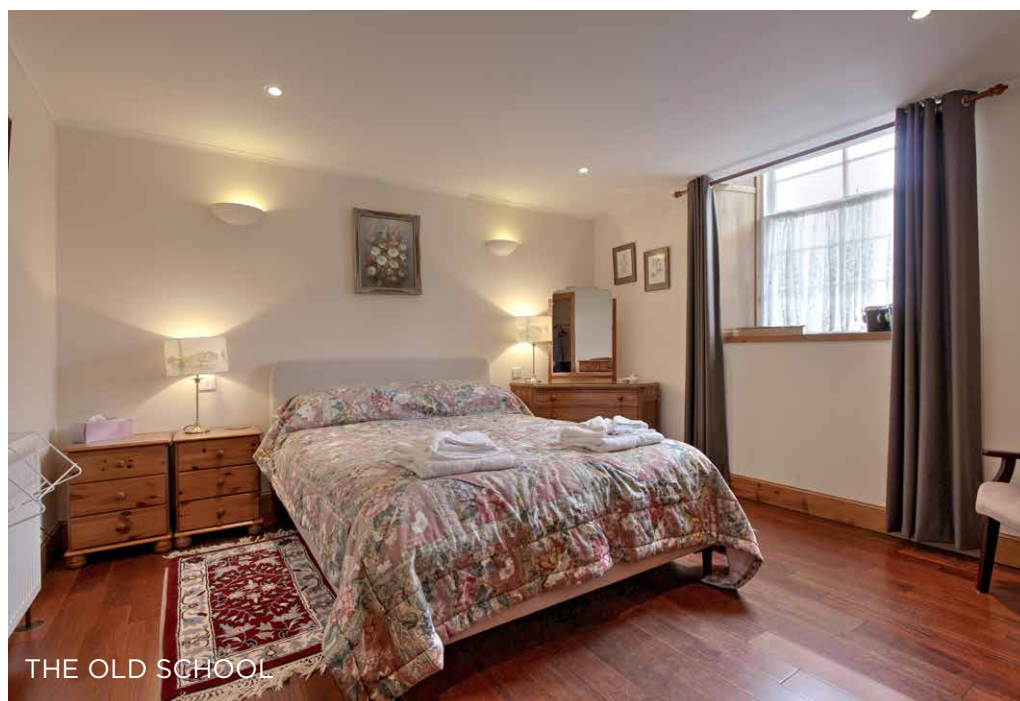
HEALTH & SAFETY

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

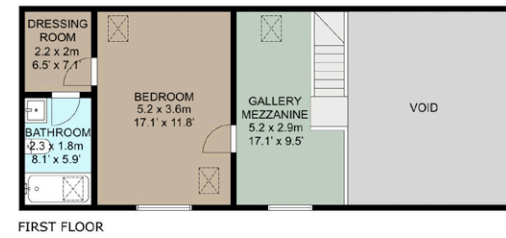
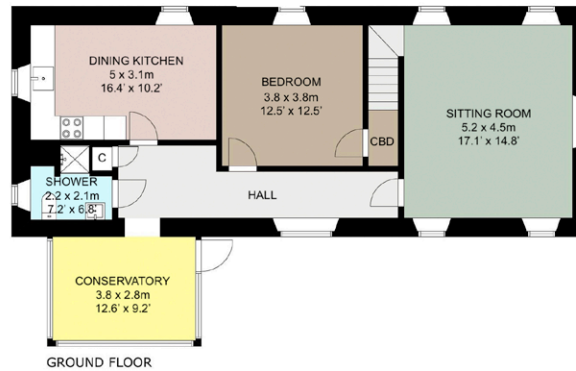
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 May 2025.



THE SCHOOLHOUSE



THE OLD SCHOOL



**The Schoolhouse and Old School
Tomnavoulin
Ballindalloch
AB37 9JA**







Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE