



BURNFIELD VIEWS

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Located in the picturesque village of Birnie, Burnfield Views offers an idyllic haven for families and commuters alike. Just 2 miles southwest of Elgin and within easy reach of the stunning Moray coastline, with Lossiemouth, the Jewel of Moray Firth, is only 7 miles away, it is truly a wonderful place to call home.



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Birnie Village Elgin Morayshire IV30 8SU



RELAX IN RURAL LIVING

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With generous plot sizes, exceptional privacy, and abundant local amenities, these homes offer the aspirational quality of life you've always dreamed of.

Each home is an impressive 2,500 square feet (232m²), boasting four bedrooms and a high specification throughout. Distinctive, sophisticated, and unique, these houses are considered potential award-winners.

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THE HIDDEN GEM

Birnie in Elgin is a truly hidden gem that combines the best of both worlds. You can enjoy the peace and tranquility of rural living while having easy access to the amenities and conveniences of a city. Just a few miles away, you will find Elgin's bustling shops, restaurants, and cultural attractions, making it easy to enjoy the vibrant lifestyle you love without sacrificing the beauty of the countryside.

Nestled in the picturesque countryside of Elgin, these stunning properties of Birnie present a unique opportunity to embrace a serene lifestyle while remaining just minutes away from the city center. Imagine waking up to breathtaking views of rolling hills, lush fields, and the tranquil sounds of nature. This idyllic setting is not just a dream, it could be your new reality.

BEAUTIFUL ELGIN

Community and Connection in Birnie Elgin is not just about beautiful country homes, it's about fostering a sense of community. The area is known for its friendly neighbours and welcoming atmosphere. Engage with fellow residents through community events, local markets, and social gatherings. Experience the warmth of country living while forming lasting connections with those around you.

Your New Chapter Awaits If you are seeking a home that combines modern living with the tranquility of the countryside, including all the amenities of a City. Look no further than our eco-friendly properties in Birnie Elgin. This is your chance to acquire a high-quality bespoke home that not only meets your needs but also aligns with your values.

Experience the joy of living in a sustainable, energy-efficient environment while enjoying the stunning vistas of the stunning Morayshire countryside, and the award winning local beaches and coastline of Lossiemouth and Nairn .





STUNNING SCENARIO

Firth View beaches, including those at Nairn, Lossiemouth, and Findhorn, are some of the most scenic coastal destinations along the Moray Firth in Scotland.

Nairn Beach boasts wide stretches of golden sand, making it an ideal spot for family outings, long walks, or simply soaking in the tranquil views across the Moray Firth, where dolphins are often seen swimming in the waters. It's a perfect location for sunbathing and picnics in the summer, while its gentle dunes offer a peaceful retreat throughout the year.

Lossiemouth, known as the "Jewel of Moray," features two breathtaking beaches. The East Beach, famous for its soft white sands and the iconic wooden bridge, is a hotspot for surfers, windsurfers, and paddleboarders. On the other hand, West Beach, with its rugged cliffs and lighthouse, provides a dramatic backdrop, perfect for those seeking a more natural, adventurous experience. Both beaches offer a unique combination of serenity and outdoor activity, attracting locals and tourists alike.

Findhorn Beach, with its expansive sand dunes and views across the bay, offers a quieter, more secluded experience. It's a favourite spot for wildlife enthusiasts, with birdwatching opportunities and seals often spotted along the coast. The village of Findhorn itself, with its eco-community and artistic flair, adds an extra layer of charm to this beautiful coastal retreat, making it a destination that offers both natural beauty and cultural richness.



DISCOVER THE BEAUTY OF HIGHLAND WALKS IN THE CAIRNGORMS

Unveil the majesty of the Scottish Highlands as you embark on unforgettable walks through the Cairngorms National Park. This stunning landscape, home to towering mountains, ancient pine forests, and shimmering lochs, invites you to explore its diverse beauty at your own pace.

Whether you're an experienced hiker or a casual wanderer, the Cairngorms offer trails for every level, from gentle woodland paths to challenging mountain ascents. Feel the crisp mountain air on your face as you walk through heather-clad hills, catch sight of red deer grazing in the wild, or marvel at golden eagles soaring above.

Every step in this breathtaking region brings you closer to nature, offering moments of peace and serenity in a world that feels untouched by time. Experience the allure of hidden waterfalls, crystal-clear streams, and sweeping vistas that stretch as far as the eye can see. The rich tapestry of wildlife here, from elusive otters to the iconic capercaillie, makes each walk an adventure. Whether you're following a guided trail or discovering your own path, the Cairngorms will leave you with memories as grand as its landscapes.



STUNNING WORLD CLASS GOLF COURSES

Duff House Royal Golf Club is located in Banff, about 40 minutes northeast of Elgin. Highly regarded and often considered one of the hidden gems in Scotland's rich golfing landscape, this course was originally designed by the legendary golf course architect James Braid, a five-time Open Championship winner.

Duff House Royal is a traditional parkland course, with a relatively flat layout that makes it accessible for golfers of all abilities.

Braid's design is known for its strategic use of the natural landscape, offering a challenging yet enjoyable experience, with tree-lined fairways and well-placed bunkers that require precision.

Set within the beautiful grounds of Duff House, an 18th-century Georgian mansion, the course provides stunning views of both the River Deveron and the surrounding countryside. The nearby coastline adds to the serene atmosphere, making the course both visually appealing and peaceful, a perfect balance for those who enjoy golf in tranquil surroundings.

WORLD FAMOUS WHISKEY DISTILLERIES TORMORE & MACALLEN

Elgin, located in the heart of Scotland's renowned Speyside whisky region, offers visitors the opportunity to explore one of the country's richest traditions: whisky production. The region is home to more than half of Scotland's malt whisky distilleries, making it a paradise for whisky lovers. Known for its lighter, sweeter style of whisky, Speyside malts are often characterised by delicate fruity and floral notes, along with a hint of honeyed richness.

In and around Elgin, visitors can take tours of famous distilleries, where they can witness the intricate process of whisky-making firsthand—from malting and mashing to fermentation, distillation, and maturation. Many of these distilleries offer guided tastings, where you can savor a range of aged malts and discover the subtle nuances that make each whisky unique.

Just a short drive from Elgin, you can visit renowned distilleries such as Glenfiddich, The Macallan, and Aberlour, each offering its own signature style and history. Beyond the distilleries themselves, Elgin and the wider Speyside region also host events such as the *Spirit of Speyside Whisky Festival*, where visitors can take part in special tastings, food pairings, and cultural events that celebrate the heritage of whisky.



CONNECTIONS

Elgin is conveniently situated on the A96, which provides direct road access between Inverness (to the west, approximately 40 miles) and Aberdeen (to the east, approximately 65 miles). This road network makes it easy for commuters and visitors to travel to and from Elgin by car, with both cities reachable within 1-2 hours depending on traffic.

The A941 also links Elgin to Lossiemouth in the north and Rothes to the south, providing access to nearby towns and villages.

RAIL LINKS

Elgin is served by the Inverness-Aberdeen railway line providing regular and efficient train services to both cities. Trains typically run every hour, with journey times of around 35 minutes to Inverness and 90 minutes to Aberdeen. From these hubs, travelers can access onward connections to Edinburgh, Glasgow, and other destinations across the UK. The Elgin railway station is centrally located, making it convenient for residents and visitors alike.

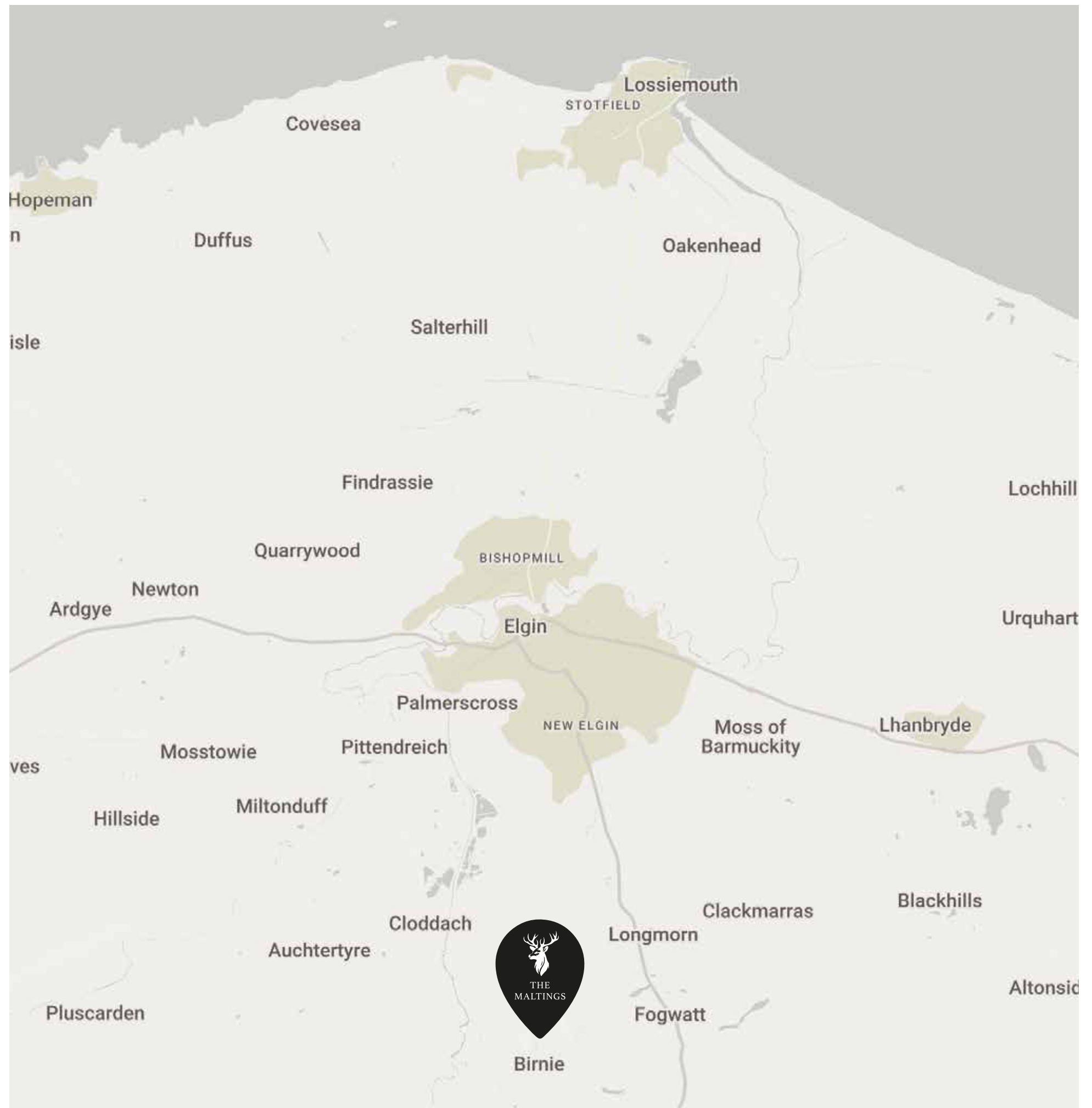
AIR TRAVEL

While Elgin doesn't have its own airport, Inverness Airport is only a 40-minute drive away, offering domestic flights to cities such as London, Manchester, and Bristol, as well as international flights to destinations in Europe. Aberdeen International Airport is also within reach, roughly an hour and a half's drive from Elgin, providing an alternative option for air travel with a wider range of international connections.

CYCLING AND WALKING ROUTES

Elgin is also part of the National Cycle Network, offering well-maintained routes for cycling enthusiasts. Popular routes connect Elgin with nearby towns such as Lossiemouth and Burghead, making it an ideal area for outdoor commuting or leisure cycling. Elgin is also a pedestrian-friendly town with well-established walking paths for both local and visiting walkers.

In summary, whether by road, rail, or air, Elgin benefits from excellent transport links that make it an easily accessible and well-connected hub within Moray and beyond. Whether you're commuting for work or welcoming family and friends, you'll appreciate the excellent transport links that connect you to the rest of the country!



THERMALLY EFFICIENT, LOW ENERGY AND SUSTAINABLE ECO HOMES

With more people seeking the balance of rural tranquillity and modern convenience, Birnie Village is becoming a highly desirable location for families, retirees, and those working remotely. Its combination of natural beauty, peaceful living, and close proximity to Elgin's amenities makes it a hidden gem in Morayshire.

Formerly an agricultural site with two old cottages, Burnfield Views is just a short distance from the Village Parish Church, surrounded by stunning countryside and a welcoming, close-knit community and neighbours.

The overarching design concept offers a contemporary interpretation of traditional Scottish rural vernacular, drawing inspiration from the local surroundings while establishing a unique signature identity. The development is designed to be sympathetic to the local area, offering internal and external living spaces that foster a harmonious connection with the immediate environment.

The design concept revolves around the idea of a 'nucleated group,' paying homage to the traditional architectural style typical of the local rural area. Subsidiary architectural forms add emphasis to the eclectic rural aesthetic, creating a visually interesting and thoughtful development.





MODERN SUSTAINABLE & ENERGY EFFICIENT

Burnfield Views offer a perfect balance of modern design and eco-conscious living. Every element has been thoughtfully crafted to ensure cohesion and compatibility, from the strategic placement of windows and doors to the selection of high-quality materials. These homes stand out for their contemporary architecture, harmonious scale, and generous plot sizes.

Approaching Burnfield Views, you'll be greeted by a beautifully landscaped driveway, leading to ample car parking. Both homes are oriented to provide private garden spaces to the rear,

ensuring privacy without any overlooking neighbours.

The design concept has been carefully developed to embrace the surrounding environment, with a focus on blending seamlessly into the existing landscape. Native trees and additional planting along the boundaries soften the transition between the settlement and the countryside, creating a natural flow that enhances the overall aesthetic.

Sustainability is at the heart of these homes. The innovative external wall construction acts as a thermal heat

store, helping to regulate internal temperatures and improve comfort levels throughout the year. The eco credentials are further enhanced with the inclusion of renewable energy technology. Each home is fitted with an air-source heat pump, providing efficient underfloor heating on the ground floor and radiators upstairs.

Together, these passive and renewable energy systems create homes that not only meet but exceed current sustainability standards, including the new Scottish regulations with an impressive U-value of 0.15.

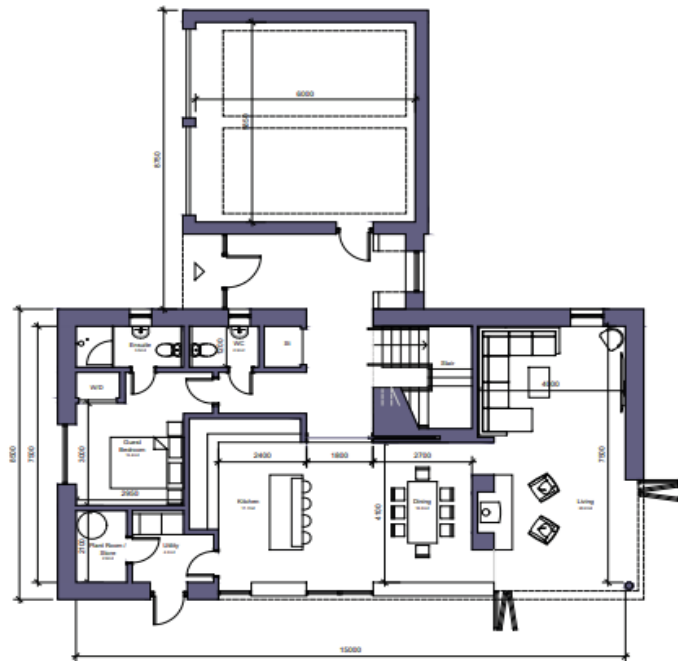
DESIRABLE & DISTINCTIVE

The consistently simple cohesive approach provides a strong design concept that delivers with a distinctive sense of identity. The layout is to ensure that the development is pleasantly integrated within the community and within the settlement.

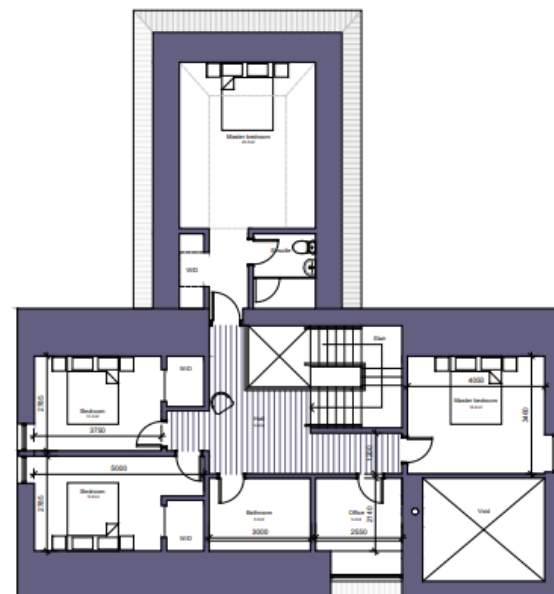
This is accentuated with the retention of a mature landscape augmented by additional landscaping, which enhances the entrance to Burnfield Views by softening the edge of the approach. Easy to get to and move around, the development provides appropriate access and car parking and is safely integrated.

The plot sizes are generous and provide each house with plentiful private garden ground to enjoy the countryside and the opportunity to create a fantastic space to make your own.

With slate roofing matching the existing house, smooth rendered walls and the use of sustainable materials the development provides a contemporary solution to rural life.



Plot 1 - Ground floor plan



Plot 1 - First floor plan





LIFESTYLE ARCHITECTURAL DESIGN

Our in-house Architects at Alderman Group understand that buildings represents more than the forms they create and that houses should become homes.

The design of your home can uplift your everyday life and change the way you feel about where you live, if it's done well. But what exactly is lifestyle architecture?

A beautifully designed home isn't just about drawing some plans, throwing up some walls and filling the space inside with well-chosen furniture and appliances. It begins with a consideration of who is living in the house and how they want it to function. What are their needs and how do they want their home to feel?

That's why our Architects take a holistic, creative approach to the design process, considering the psychology of space to help make an environment that boosts your mood and makes life more pleasurable. The goal is to work with you to make the home a place that is uplifting and inspirational to reside in - a home that is sensitive to the way you and your family live your life.

Key to this approach is to recognise the multitude of ways in which our home can affect our feelings. Light, colour, space, texture and other factors have small but significant impacts on your emotions, whether conscious or subconscious.



BUILDING YOUR DREAM HOME

Our Architects at Alderman Group takes all these things into consideration on their projects, whether they be new homes built from scratch, or the remodelling and extending of existing ones. They put you and your well-being at the core of their creative strategy, designing your house from the inside outwards.

How does that work in practice? It means the clever use of natural and artificial light to enhance and accentuate space. It means liberating the layout to let spaces flow in a way that suits the way you want to live. It also means blurring numerous boundaries as we aim to give you a home that feels different depending on the time of day and time of year, creating an environment that's enduring and constant, but also subtly transformed in response to the varying rhythms of climate and the seasons.

It can also mean finding fresh ways to blur the line between the inside of your home and your outside space, connecting your building to its surroundings. When this succeeds it will feel like you're on holiday when you're in your own home, a truly magical feeling.

Burnfield Views development presents the unique opportunity to build your dream home in an architect-led construction process. Operating within the planning consent constraints we have the ability to adapt the house layout to suit your specific requirements.

Each plot has the option to adjust the living space to your personal requirements and specifications.



UNIQUE CHARACTER

At Alderman Group, we're excited to partner with BoConcept Scotland to offer a complimentary Interior Design Service tailored to your needs. Their dedicated Manager, based in Aberdeen, can help expertly guide you through every step of the process to help infuse their signature Danish aesthetic with your unique style and personality to create the perfect solution for your new home.

Enquire now for a free consultation with Alana via aberdeen@boconcept.co.uk or 07563 028610.

BoConcept





CUSTOM-BUILD PROCESS FOR BURNFIELD VIEWS

We have outlined the key stages of our custom-build process to guide you through the journey of creating your new eco home at Burnfield Views.

①

ACQUISTION OF THE LAND

Deposit to secure the plot and whilst we go through legals to secure your future home site.

②

ARCHITECT ENGAGEMENT

You can collaborate with our architect to customise the internal design to suit your requirements, all while maintaining the same footprint. This ensures the layout of the house aligns with your vision and needs for your eco-friendly home at Burnfield Views.

③

BUILD CONTRACT

A deposit to secure the build contract, outlining the construction process and timeline, with a further deposit paid to commence building stages.

④

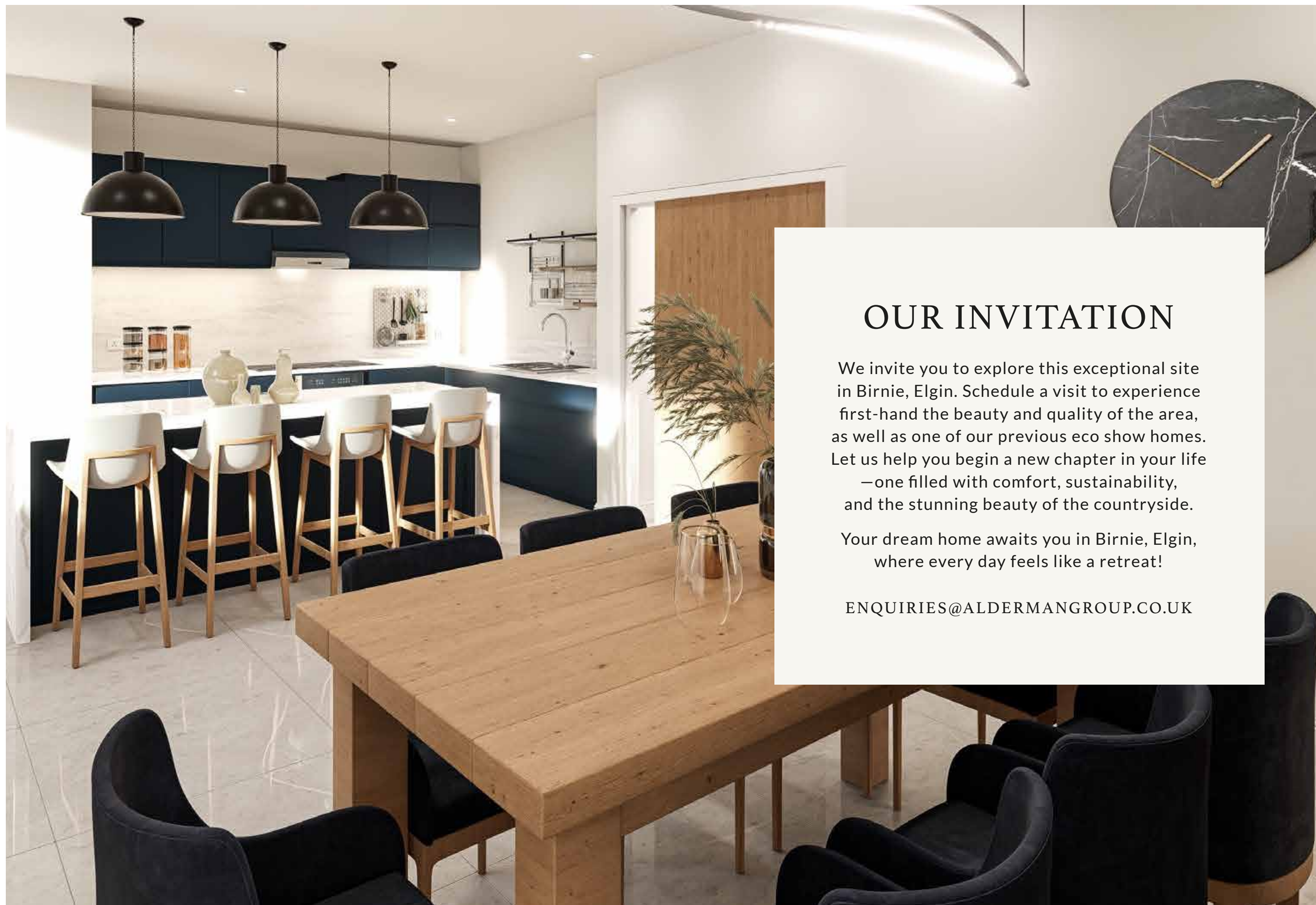
BUILD STAGE

Your eco home will be constructed in stages, following agreed plans and to your specification. You will be kept informed of progress at every step with your project manager.

⑤

PROJECT COMPLETION

Once construction is completed, we will hand over your new home, ready for you to move in and enjoy life at Burnfield Views.



OUR INVITATION

We invite you to explore this exceptional site in Birnie, Elgin. Schedule a visit to experience first-hand the beauty and quality of the area, as well as one of our previous eco show homes. Let us help you begin a new chapter in your life —one filled with comfort, sustainability, and the stunning beauty of the countryside.

Your dream home awaits you in Birnie, Elgin, where every day feels like a retreat!

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