



## CARDING HOUSE

LONGMORN, IV30 8SN

£540,000  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this impressive detached home in Longmorn, near Elgin, to the market.

Nestled in the charming village of Longmorn, this impressive detached house offers a perfect blend of space and comfort, ideal for family living. Spanning an expansive 2,583 square feet, the property boasts three well-appointed reception rooms, providing ample space for relaxation and entertaining guests.

The heart of the home features a welcoming atmosphere, with each reception room designed to cater to various needs, whether it be a cosy family gathering or a formal dinner party. The four generously sized bedrooms ensure that everyone has their own private sanctuary, while the two modern bathrooms offer convenience and style for daily routines.

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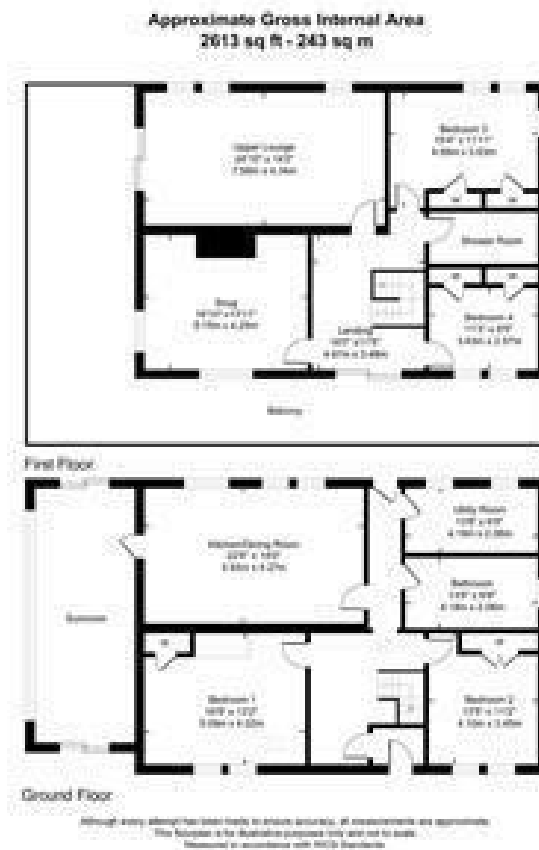
# CARDING HOUSE

- Nestled in 1.5 acres of beautifully maintained grounds, offering space, privacy, and a wonderful setting for family life
- Combines the charm of rural living with convenient access to nearby Elgin and its excellent amenities
- Generous living areas that cater equally well to intimate family gatherings and larger social occasions
- Wraparound balcony, ideal for enjoying panoramic views of the grounds and surrounding countryside
- Summer house with power, perfect as a hobby space, home office, or peaceful retreat
- Expansive gardens, beautifully maintained and offering potential for further landscaping or outdoor lifestyle features
- Large garage and workshop, offering excellent storage and workspace
- Perfectly suited to those seeking a family-friendly rural lifestyle while being just a short drive to Elgin
- A rare opportunity to acquire a spacious and adaptable family home set in substantial private grounds









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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