



CARDING HOUSE CARDING HOUSE

LONGMORN, IV30 8SN

£495,000
FREEHOLD

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

Nestled on the edge of Millbuies Country Park in the outskirts of the charming village of Longmorn this impressive detached house offers a perfect blend of space and comfort, ideal for family living. 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.

Outside, the property benefits from a triple garage and plenty of parking for multiple vehicles, making it easy for family and friends to visit. There is also a charming log cabin equipped with power within its own grounds and a sizeable garage/workshop again with power and ideal for larger vehicles. The beautifully maintained garden features an array of fruit trees and vegetable beds.

The surrounding area of Longmorn and Millbuies Country Park is known for its picturesque scenery and community spirit, providing a tranquil setting for those seeking a peaceful lifestyle.

This delightful home is not just a property; it is a place where memories can be made. With its spacious layout and prime location, it presents an excellent opportunity for anyone looking to settle in a welcoming community. Do not miss

 **ARANCI
& FIRTH**
PROPERTY

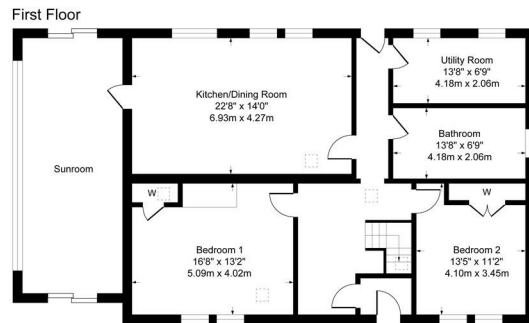
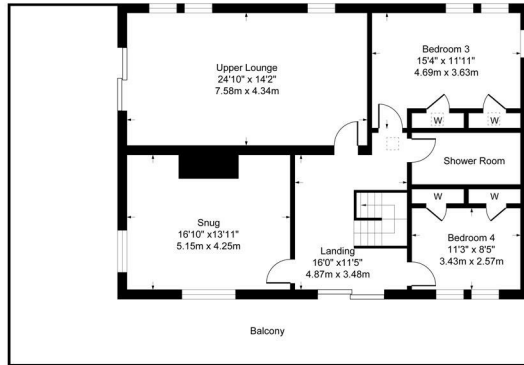
CARDING HOUSE CARDING

- 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





Approximate Gross Internal Area
2613 sq ft - 243 sq m



Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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