



FARM HOUSE ROSEISLE

ELGIN, IV30 8XN

£625,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this exceptional upgraded farmhouse, set within approximately 6.5 acres in the picturesque coastal hamlet of Roseisle. Offering an outstanding combination of rural tranquillity, modern family living and exciting development potential, this is a truly rare opportunity.

Beautifully upgraded throughout, the farmhouse offers spacious and versatile accommodation. The welcoming lounge, complete with a wood-burning stove, provides the perfect place to relax, while a separate office is ideal for home working. The well-appointed kitchen flows into the bright sun room, creating a wonderful space to enjoy the surrounding countryside. The ground floor also offers a generous double bedroom and contemporary shower room ideal for guests or multi-generational living.

Upstairs are three further well-proportioned bedrooms, a stylish family bathroom and excellent storage. Recent improvements include upgraded bathrooms, quality flooring, replacement doors, new guttering, external lighting and full fibre broadband.

The property extends to approximately 6.5 acres, with around 4 acres surrounding the farmhouse and a further 2.5 acres encompassing the steading. Mature gardens, established apple trees and regular sightings of barn owls, pine martens, deer and hedgehogs create a wonderful rural setting.

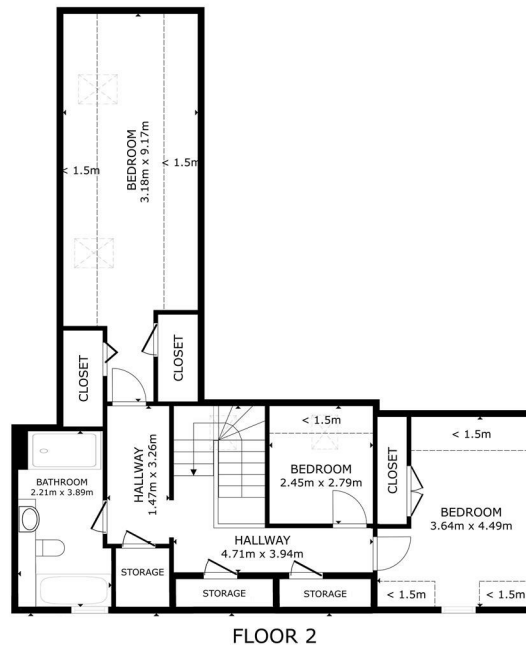
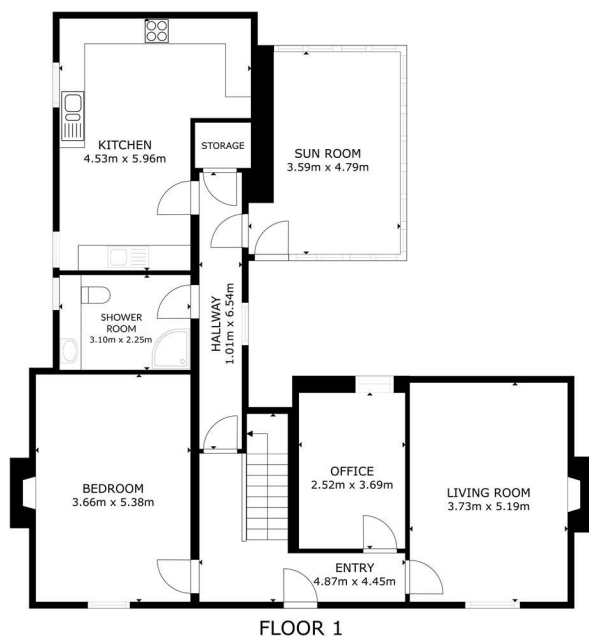
**ARANCI
& FIRTH**
PROPERTY

FARM HOUSE ROSEISLE

- Upgraded farmhouse set within 6.5 acres in picturesque coastal hamlet of Roseisle
- Planning permission for luxury steading conversion
- Sun room with vaulted ceiling and countryside views
- Separate lounge with cosy log burning stove
- Well appointed dining kitchen
- Four bedrooms and two modern bathrooms
- Home office
- Excellent storage throughout
- Exciting development potential
- Peaceful rural setting minutes from Roseisle Beach and within easy reach of Elgin and Forres







GROSS INTERNAL AREA
 FLOOR 1 118.8 m² FLOOR 2 63.6 m²
 EXCLUDED AREAS : REDUCED HEADROOM 16.9 m²
 TOTAL : 182.4 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: D

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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 PROPERTY