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Riach Cottage, Longmorn, Elgin IV30 8RN

**OPPORTUNITY TO WORK FROM HOME
REDUCED: £20,000 BELOW VALUATION**



In a peaceful, rural setting just a few miles from Elgin and local amenities, this charming detached cottage offers a unique opportunity to combine a family home with on-site business premises.

DETACHED COTTAGE WITH BUSINESS PREMISES

FOUR BEDROOMS

WORKSHOP AND OFFICE

WRAP-AROUND GARDEN

DOUBLE GARAGE

MAJORITY DOUBLE GLAZING

OIL-FIRED AND AIR SOURCE

HEATING

COUNCIL TAX BAND C

EPC RATING E

FREEHOLD

VIEWING HIGHLY RECOMMENDED

**Reduced
£300,000**

E1087

Enjoying a peaceful, rural setting just a few miles from Elgin and local amenities, this charming detached cottage offers a unique opportunity to enjoy family living alongside the convenience of on-site business premises.

The cottage features well presented accommodation comprising: Entrance hallway, semi-open plan living and dining area with wood-burning stove, fitted kitchen, utility/storage area, rear porch, four spacious bedrooms, family bathroom and separate shower room.

An internal hallway leads to business-rated commercial premises, currently used as an office and workshop, but which could be converted to suit a number of other options eg hairdressing, massage or Airbnb, and which can be accessed independently via a separate entrance and vestibule. These areas are complemented by an integrated double garage with ample space to accommodate a caravan. A staircase leads from the commercial space to a domestic family room above, ideal for use as a home office, games room or guest accommodation.

The property benefits from majority double glazing, oil-fired central heating to the cottage and electric air source heating to the commercial areas. Utility connections are to Scottish Water, EDF Energy and LPG gas, while drainage is to a septic tank.

The property benefits from generous off-street parking and a beautifully maintained wrap-around garden featuring mature trees and over a dozen fruit trees and bushes. Additional outdoor features include a greenhouse and a garden shed, making this a gardener's paradise.

We highly recommend a viewing to fully appreciate the perfect blend of rural tranquillity, family accommodation and business potential this property has to offer.







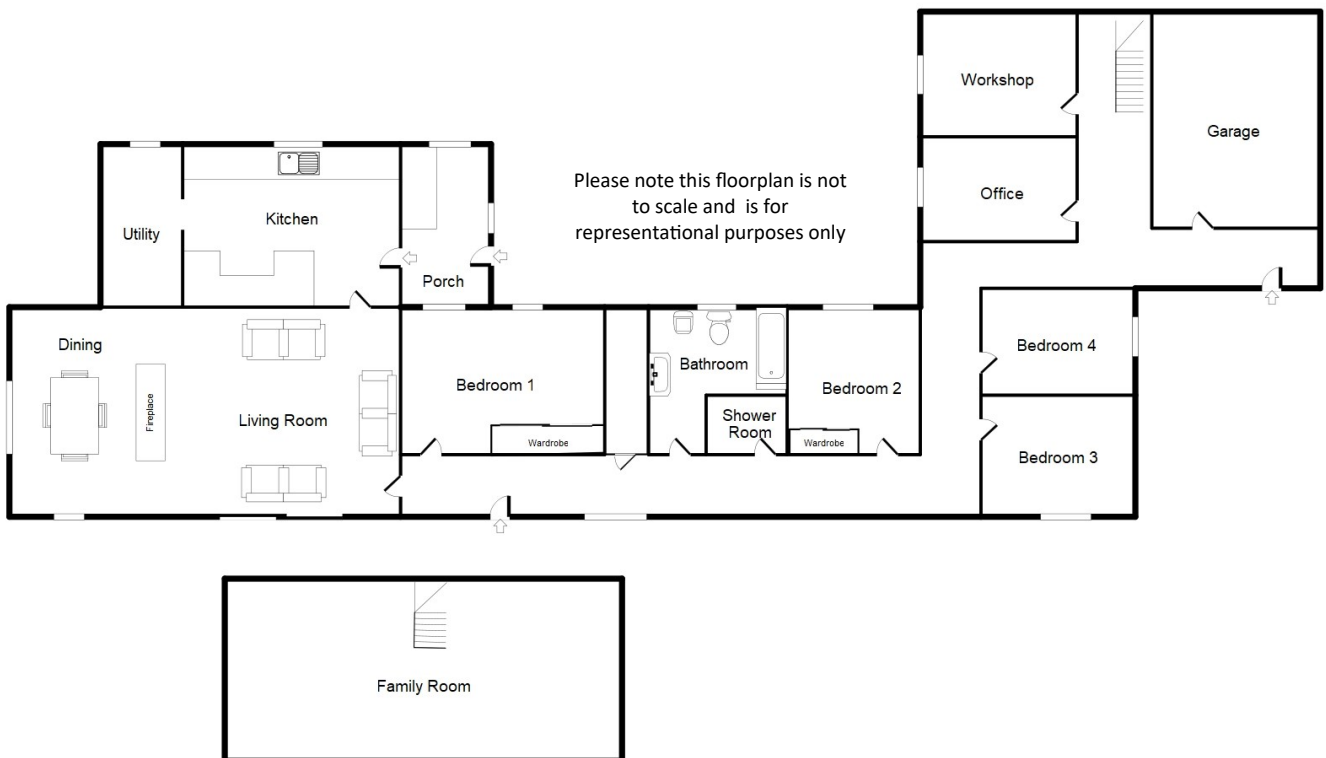






**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

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|----------------|---------------|---------------|---------------|
| • Kitchen | 4.16m x 2.60m | • Bedroom 3 | 3.02m x 2.25m |
| • Utility | 2.45m x 1.38m | • Bedroom 4 | 3.01m x 2.32m |
| • Porch | 2.78m x 1.91m | • Office | 3.04m x 2.37m |
| • Lounge/Diner | 6.91m x 4.48m | • Entrance | 4.96m x 1.93m |
| • Bedroom 1 | 3.40m x 3.20m | • Workshop | 3.24m x 3.01m |
| • Bathroom | 2.42m x 1.71m | • Family Room | 9.04m x 4.51m |
| • Shower Room | 1.52m x 1.33m | • Garage | 8.63m x 6.76m |
| • Bedroom 2 | 2.44m x 3.21m | | |



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.