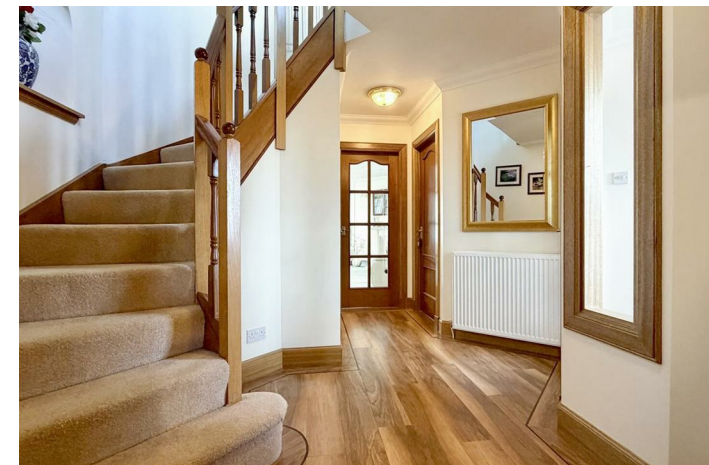




AULTONSIDE FARM

ELGIN, IV30 8QU

£650,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this exceptional equestrian home located on the outskirts of Elgin. Offering a rare and exciting opportunity for equestrian buyers, this impressive property extends to 21 acres and is perfectly equipped for those wishing to keep horses or ponies at home, with the added benefit of hacking rights through Teindland Forest, providing miles of uninterrupted off-road riding.

The equestrian facilities are superbly designed and thoughtfully laid out, including a floodlit all-weather riding arena and six generous 15ft x 15ft purpose-built rubber-lined stables, each enjoying open views across the surrounding countryside. There is a well-equipped feed room with hot water and WC, a dedicated tack room, and extensive outbuildings including tractor storage with walk-on trailer access and a sizeable hay shed. The grounds offer well-maintained paddocks along with ample space for a range of vehicles, including large horseboxes.

The spacious home itself is equally impressive, offering flexible and comfortable family living. The accommodation comprises four well-proportioned bedrooms and three bathrooms, including an en-suite. A generous living room with a bay window provides a bright and welcoming space, while the open plan kitchen, dining and living area creates a sociable heart of the home, complete with French doors opening out to the grounds. A separate dining room and a practical utility room further enhance the layout, and an integral garage adds additional convenience.

Externally, a large driveway provides parking for multiple vehicles, perfectly complementing the scale and functionality of this outstanding equestrian property. Combining quality accommodation with first-class facilities in a sought-after rural setting, this is a truly unique opportunity not to be missed.

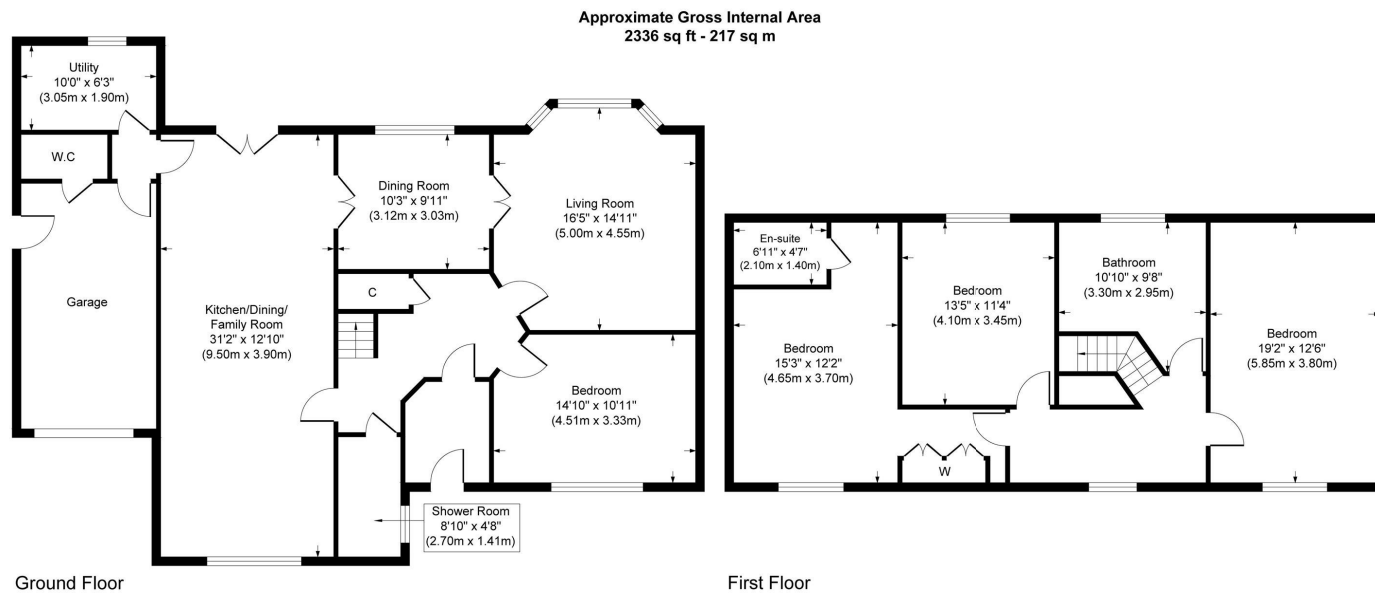
 **ARANCI
& FIRTH**
PROPERTY

AULTONSIDE FARM

- Exceptional equestrian lifestyle opportunity
- 21 acres of land and paddocks
- Hacking rights through Teindland Forest
- Floodlit all-weather riding arena
- Six large 15ft x 15ft rubber-lined stables
- Excellent range of outbuildings and storage
- Spacious four-bedroom family home
- Open plan living with French doors to grounds
- Ample parking including plenty of space for horseboxes
- Peaceful rural setting on the outskirts of Elgin







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		
(69-80) C		
(55-68) D	65	72
(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: 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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