



CORRIEBRUAICH LONGMORN

ELGIN, IV30 8RJ

£370,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this exceptional family home, occupying an elevated position near Longmorn, close to Millbuires Country Park and just a short drive from Elgin. Offering generous accommodation, this beautifully presented property combines spacious living with the tranquillity of a semi-rural setting.

Upon entering, you are welcomed into a home designed with both comfort and practicality in mind. The inviting lounge, complete with a charming log-burning stove and large bay window, provides the perfect space to relax and unwind. The well-appointed kitchen forms the heart of the home with an island and range cooker, is complemented by a separate dining room, ideal for family meals and entertaining guests. A versatile family room offers additional living space, while a useful utility room and convenient WC add to the practicality of the property.

The home boasts an impressive four-bedroom layout. Three generously proportioned bedrooms are located on the ground floor, each benefiting from its own en-suite, providing comfort and privacy for family members and guests alike. On the upper floor, a substantial fourth bedroom offers excellent flexibility and could equally serve as a home office, hobby room, studio, or additional living space depending on your needs.

Set within the picturesque countryside of Longmorn, renowned for its beautiful countryside surroundings, this home offers the perfect balance of peaceful village living, wonderful views and easy access to the amenities of Elgin.

Combining spacious accommodation, flexible living arrangements and a sought-after location, this outstanding property presents a rare opportunity to acquire a truly special home. Early viewing is highly recommended to fully appreciate all that it has to offer.

 **ARANCI
& FIRTH**
PROPERTY

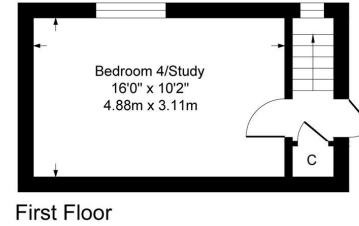
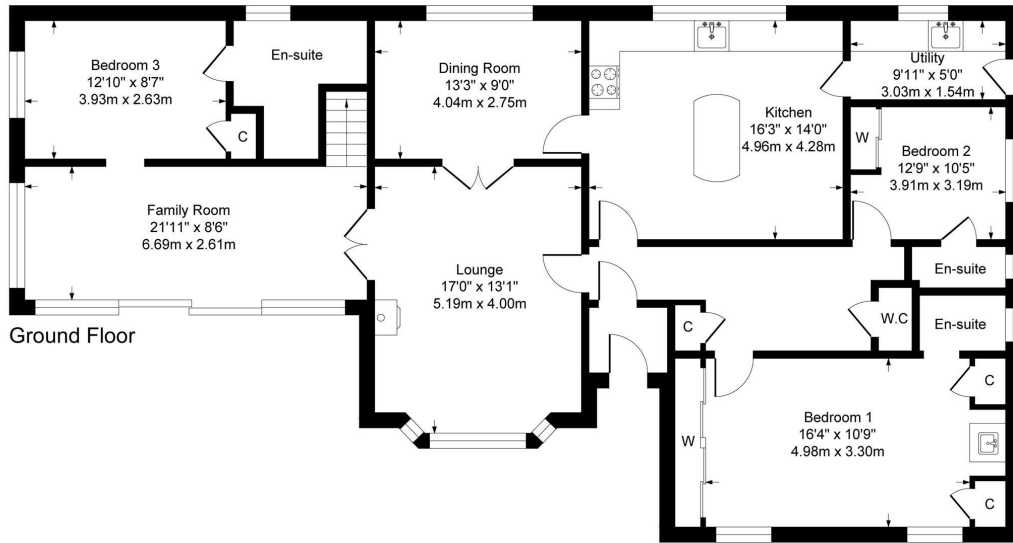
CORRIEBRUAICH LONGMORN

- Spacious detached home occupying an elevated position in Longmorn, close to Millbuies Country Park
- Lounge featuring a cosy log-burning stove and large bay window offering countryside views
- Bright and well-equipped kitchen with island and range cooker
- Separate formal dining room with living room and kitchen access
- Additional family room offering flexible living space - ideal for multigenerational living
- Three ground-floor bedrooms, all with en-suite facilities
- Versatile upper-floor bedroom/study
- Practical utility room and ground-floor WC
- Outside you have decked areas, patio area, greenhouse, shed, garage and parking for multiple vehicles
- Peaceful setting with easy access to Elgin





Approximate Gross Internal Area
1767 sq ft - 164 sq m



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		
(39-54) E	53	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: E

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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