



## LONGVIEW LONGMORN

ELGIN, IV30 8RJ

£565,000  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this impeccably presented four-bedroom detached bungalow, offering generous and versatile accommodation set within the charming semi-rural village of Longmorn, near Elgin and close to the ever-popular Millbuies Country Park.

This exceptional single-level home combines space, style and efficiency, with the heart of the property being a beautifully bright open-plan dining kitchen and living area. The contemporary kitchen is fitted with quartz worktops, a large central island with breakfast bar which flows seamlessly into the living space, creating an ideal environment for both everyday living and entertaining. French doors open directly onto a decked seating area, perfectly extending the living space outdoors while enjoying attractive countryside views.

A separate spacious lounge provides a further relaxing reception room, also benefiting from pleasing outlooks towards Millbuies Country Park. Practicality is enhanced by a well-appointed utility room with direct garden access.

The property offers four well-proportioned double bedrooms, all with fitted wardrobes. The principal bedroom enjoys a dressing area and stylish en-suite shower room, while a modern four-piece family bathroom serves the remaining bedrooms.

Further benefits include underfloor heating, solar panels, luxury finishes and flooring throughout, a double garage with electric door, and a generous driveway providing ample parking for multiple vehicles. Externally, the home is

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PROPERTY



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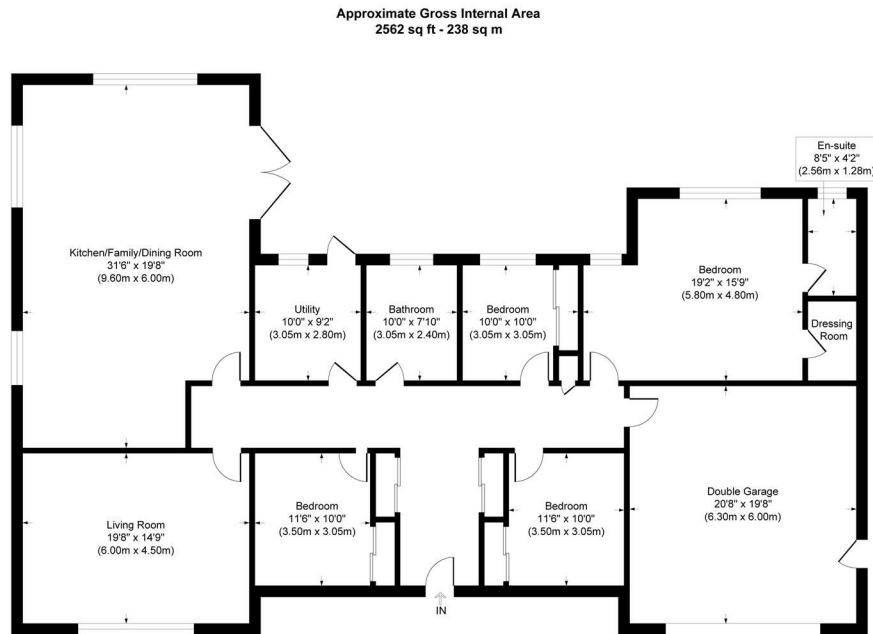
- Immaculate detached bungalow in a sought-after semi-rural location
- Stunning open-plan kitchen/dining/living space ideal for modern living
- Stylish kitchen with quartz worktops, large island and breakfast bar
- French doors to decked area with attractive countryside outlook
- Separate spacious lounge with views towards Millbuies Country Park
- Four generous double bedrooms, all with fitted wardrobes
- Principal suite with dressing area and modern en-suite
- High-spec finishes throughout including underfloor heating and luxury flooring
- Energy-efficient with solar panels
- Double garage, driveway parking and large secure garden











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) <b>A</b>                          |                         | 100       |
| (81-91) <b>B</b>                            | 97                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC |           |

**EPC Rating: A 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.

Aranci & Firth  
Caledonian House 164 High Street  
Elgin  
Moray  
IV30 1BD

01343 553 977  
deena@aranci-firth.co.uk

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