



**NETHERGLEN FARM**  
LONGMORN, ELGIN



# NETHERGLEN FARM, LONGMORN, ELGIN

## Traditional 4-Bedroom Farmhouse with Outbuildings and 11 Acres of Fenced Land

Roths 4 miles ■ Elgin 7 miles ■ Aberlour 8 miles ■ Inverness 44 miles

- 2 reception rooms. 4 bedrooms
- Would benefit from modernisation
- Spacious outbuildings and sheds with potential for a variety of uses
- 11 Acre fenced paddock
- Panoramic countryside views
- Within easy reach of Elgin, Roth, and Aberlour
- Ideal for those seeking a rural lifestyle or smallholding

**Acreage 16.8 acres (6.8 hectares)**

**Offers Over £435,000**

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com



SITUATION

Netherglen Farm sits in an accessible location at the heart of the Glen of Rothes, a few miles south of Elgin and near the world famous area of Speyside in the county of Moray. Day to day amenities are available in Rothes which has an excellent range of local amenities including a primary school, a good range of shops and hotels. The village has a thriving local community with excellent tennis, bowling and football clubs. Craigellachie also has good day to day amenities such as the highly regarded Craigellachie Hotel with The Spey Inn and a range of independent shops. Aberlour, to the south, has a small supermarket, a health centre, a dental practice and pharmacy, a highly regarded delicatessen and various hotels, pubs and coffee shops. Well regarded secondary schooling at Speyside High is available in the village whilst world famous Gordonstoun School is located at Duffus, to the north. Elgin is a historic city and is the main commercial hub for the county. Elgin also has an excellent range of amenities including various major supermarkets, a library, a good selection of independent shops, various sporting and recreational facilities and a train station providing direct links to Aberdeen and Inverness. Aberdeen and Inverness provides all of the facilities expected from modern and prosperous cities, with an excellent selection of shopping, retail parks and associated services, rail links and airports.

DESCRIPTION

Situated in the Glen of Rothes, just south of Elgin in Moray, Netherglen Farmhouse presents a rare opportunity to create a beautiful rural home in an idyllic setting. Set within approximately 17 acres of land, this traditional stone-built property offers an enviable lifestyle for those seeking space, privacy, and the potential for a smallholding or equestrian use.

The traditional farmhouse, with its characteristic slate roof, provides extensive, flexible accommodation across two storeys. While the property is now in need of modernisation, it retains some original features including open fireplaces and dual-aspect rooms that flood the home with natural light. A mix of single and double-glazed windows enhance the sense of character, while it is heated with oil-fired central heating.

ACCOMMODATION

Ground floor:  
Sitting Room. Snug/4th Bedroom. Dining Room. Dining Kitchen. Utility. Boot Room. WC.

First Floor.  
3 bedrooms. Family Bathroom. Home office/Dressing Room.

GARDEN AND GROUNDS

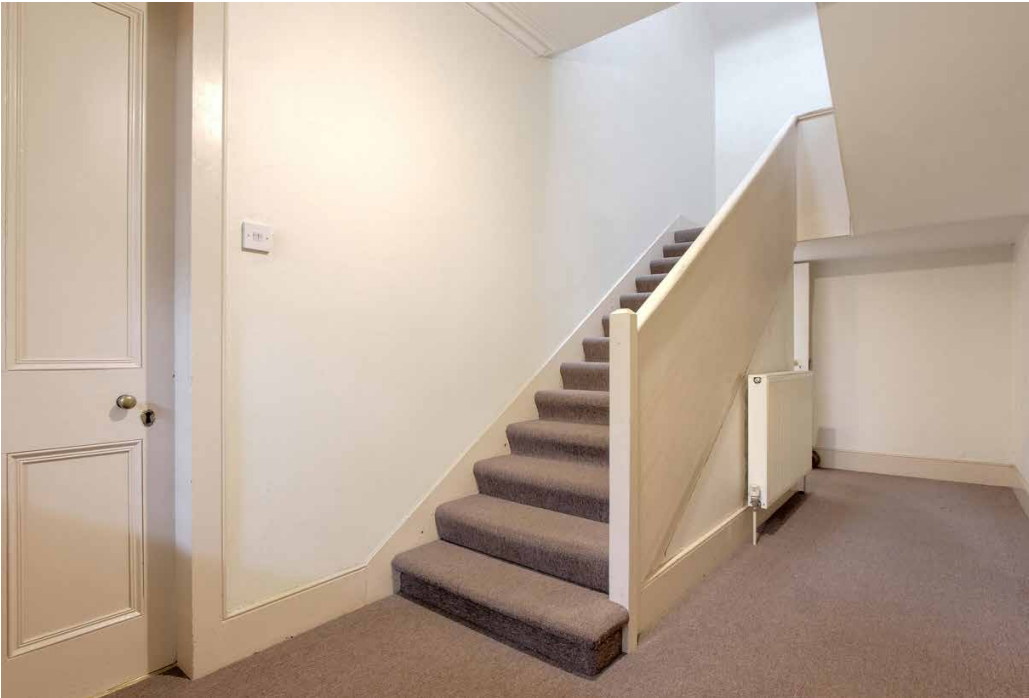
The walled garden at the front of the property is mainly laid to lawn with a stone wall and hedging. To the rear and side of the property lie a range of traditional and modern outbuildings, including sheds, barns, and stores, offering significant scope for workshops, storage, or conversion (subject to planning). The fenced grassed land extends to around 11 acres, ideal for horses, livestock, or agricultural use.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private	Mains	Private	Freehold	Oil	Band E	F:28	NONE	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>



**ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC.**

**POST CODE**

IV30 8SN

**WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: agreement.accusing.freed

**SOLICITORS**

R & R Urquhart, Forres

**LOCAL AUTHORITY**

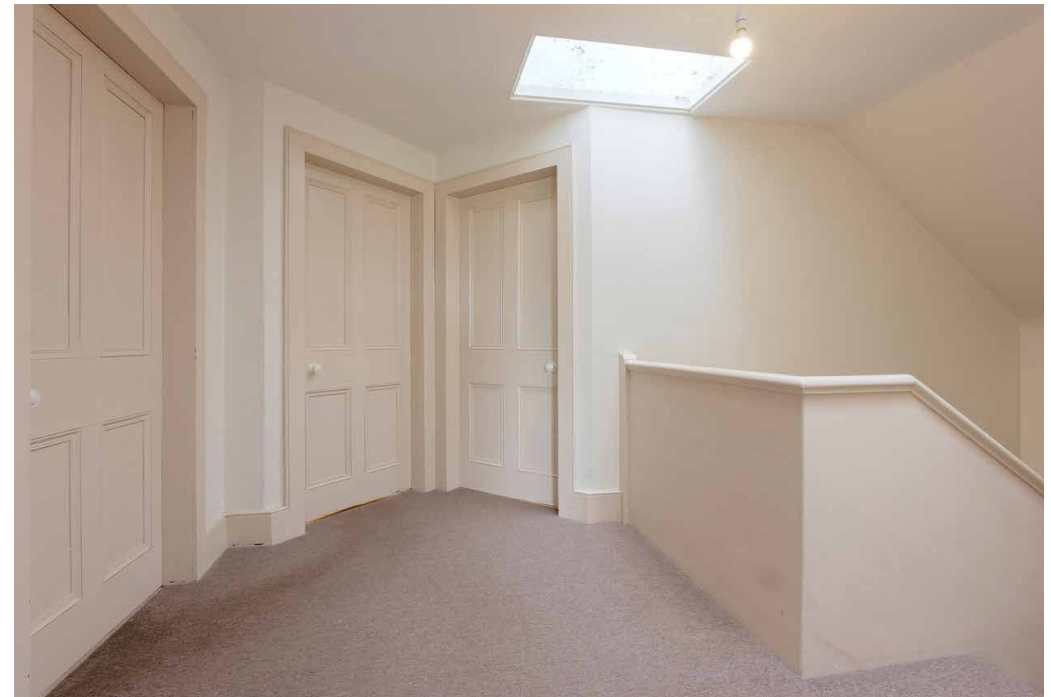
Moray

**FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars.

**VIEWINGS**

Strictly by appointment with the Selling Agents.



### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

### HEALTH & SAFETY

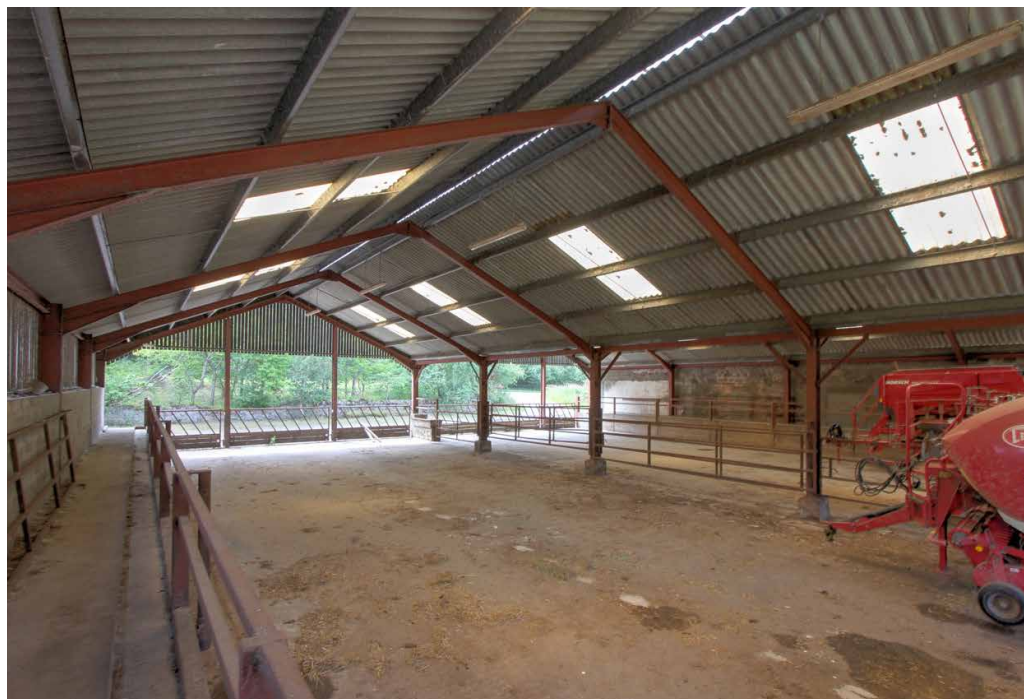
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

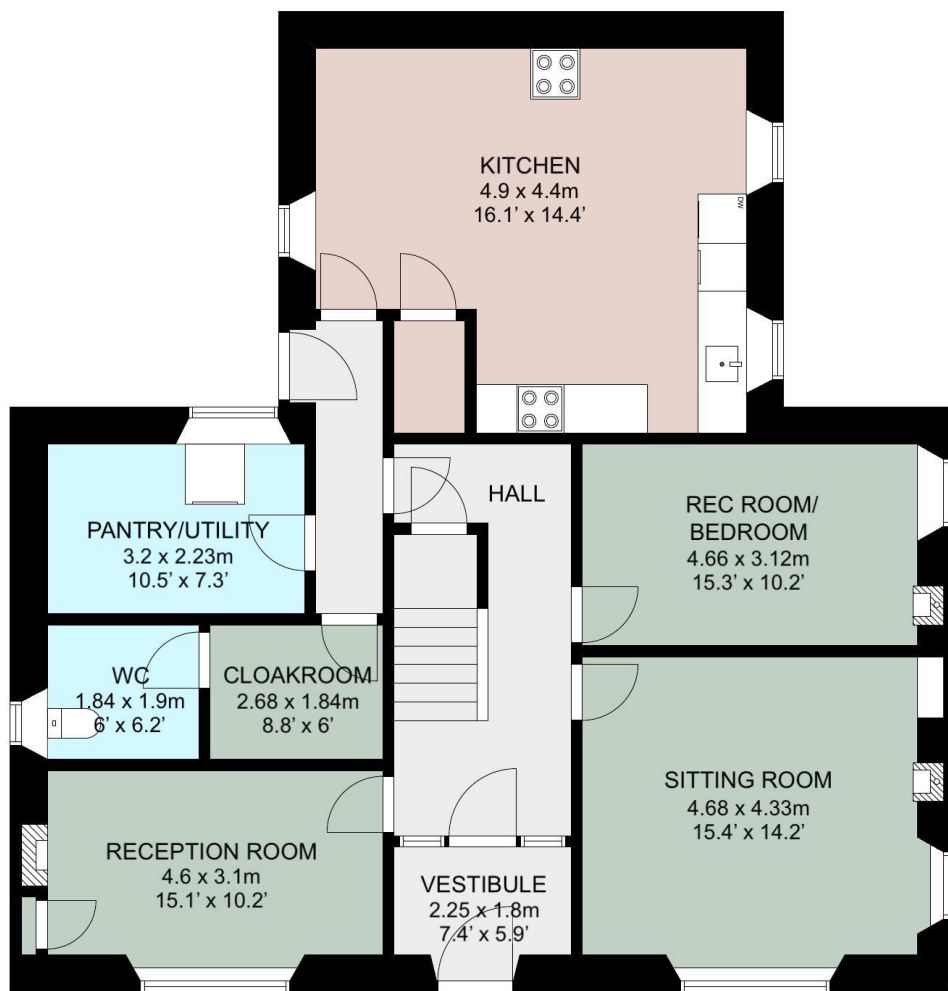
### AMC PLC FINANCE

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent, or contact Claire Acheson in confidence, email [claire.acheson@Galbraithgroup.com](mailto:claire.acheson@Galbraithgroup.com).

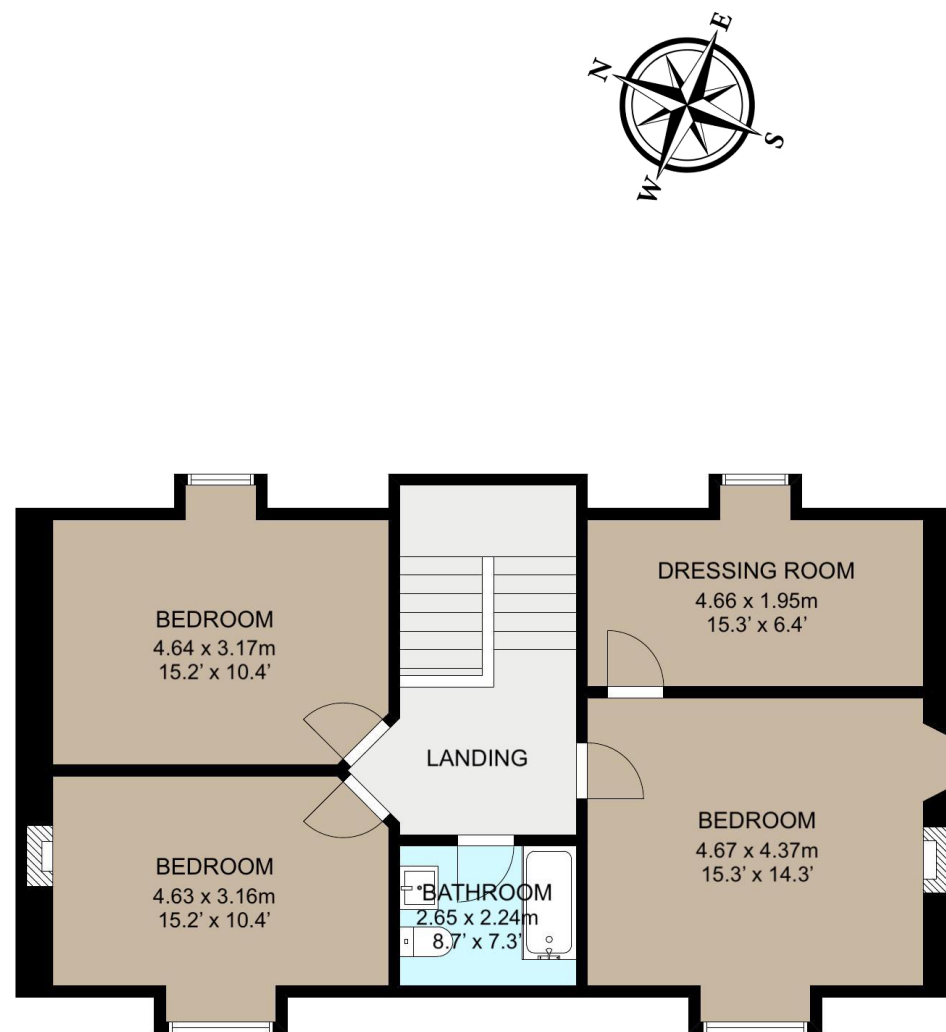
### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2025





FLOOR 1



FLOOR 2



# **Netherglen Farm, Rothes, IV30 8SN**

Illustration for identification purposes, actual dimensions may differ. Not to scale.







**Galbraith**



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