



Galbraith

LONGHILLOCK FARMHOUSE

ALVES, ELGIN, MORAY



LONGHILLOCK FARMHOUSE, ALVES, ELGIN, MORAY

Charming traditional farmhouse with former bothy in a peaceful location

Alves 1.7 miles ■ Elgin 5.3 miles ■ Inverness 35 miles

Acreage 0.49 acres (0.20 hectares)

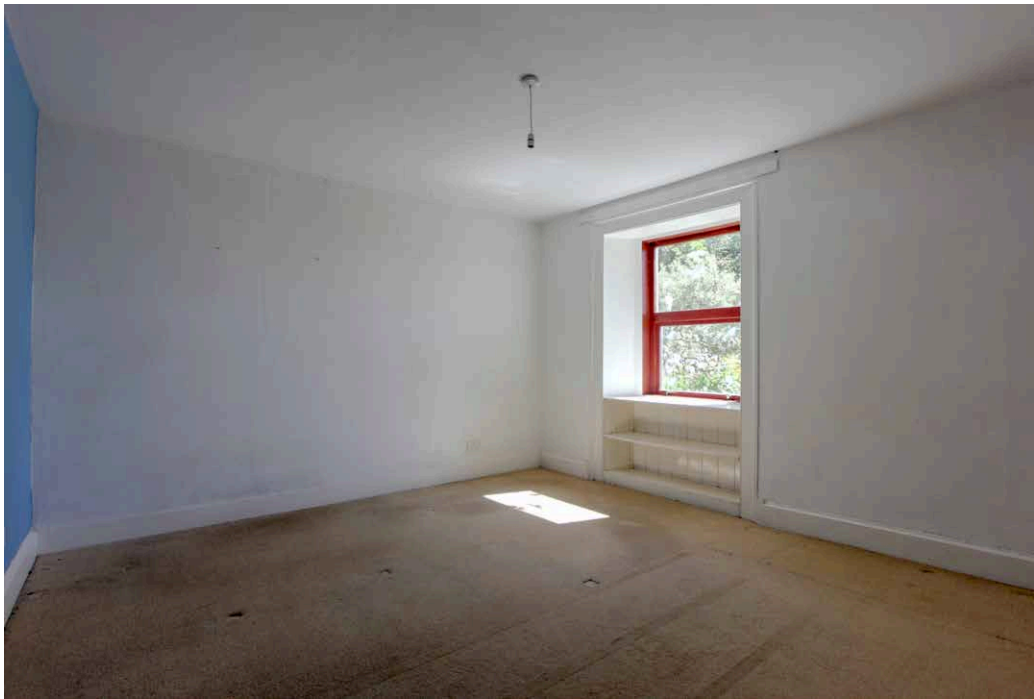
- 2 reception rooms. 4 bedrooms
- Flexible and well proportioned accommodation
- Stone built former bothy
- Charming garden
- Easily accessible semi-rural location

Offers Over £270,000

Galbraith

Inverness
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SITUATION

Longhillock Farmhouse sits in a peaceful yet easily accessible location north of the small village of Alves. Locally, Elgin and Forres provide a comprehensive range of shopping, dining and leisure amenities whilst Inverness (35 miles) offers all the facilities of a modern city including its Airport (27.5 miles) which can be reached in around 30 minutes. There are highly regarded primary schools in the local area including those at Alves, Mosstowie, Forres and Elgin. State secondary schooling is available in Elgin and Forres which also has a Steiner School whilst the world famous Gordonstoun School is located at Duffus, about 6.3 miles away.

DESCRIPTION

Longhillock Farmhouse is a traditional former farmhouse constructed of stone under a pitched slate roof. It provides flexible accommodation over one and a half storeys. A porch leads into the hallway with stairs to the first floor. To the left is the kitchen and to the right the hallway gives access to the bathroom, two ground floor bedrooms, the sitting room and dining room. The sitting room is a particularly bright and appealing room which overlooks the garden, has a wood burning stove and also has an opening to the dining room. On the first floor, two attic bedrooms complete the accommodation. The property has mains water, private foul drainage, oil fired central heating on the ground floor and electric heating on the first floor.

ACCOMMODATION

Ground Floor:
Porch. Hallway. Kitchen. Bathroom. Dining Room. Sitting Room. 2 Bedrooms.

First Floor:
2 Attic Bedrooms.

GARDEN

Outside, the house sits within a charming garden which includes areas of lawn, various plants and flowers, vegetable beds and mature trees. Also in the garden is a stone built bothy with a slate roof. Whilst the bothy has recently been used as a workshop and for storage, it has the potential to be converted into additional accommodation (subject to obtaining all necessary consents). Two lean-to sheds provide additional storage space and there is space for parking to the front of the property.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Private	Freehold	Oil and electric	Band C	Yes	Yes	F 23

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA’s website: <https://www.sepa.org.uk/>

DIRECTIONS

From the A96 in Alves, turn onto Burghead Road and follow this road out of Alves. After about one mile turn right, signposted for Standingstone. After about half a mile, immediately after passing three houses on the right, turn right onto a private track which leads to Longhillock Farmhouse on the left (see site and location plans for details).



POST CODE

IV30 8UZ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: clearcut.drop.offers

SOLICITORS

Gillespie Macandrews, Edinburgh

LOCAL AUTHORITY

Moray Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

RIGHT OF PRE-EMPTION

The vendor, Moray Estate, reserve a right of pre-emption to purchase the property back should it be placed on the open market for sale.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

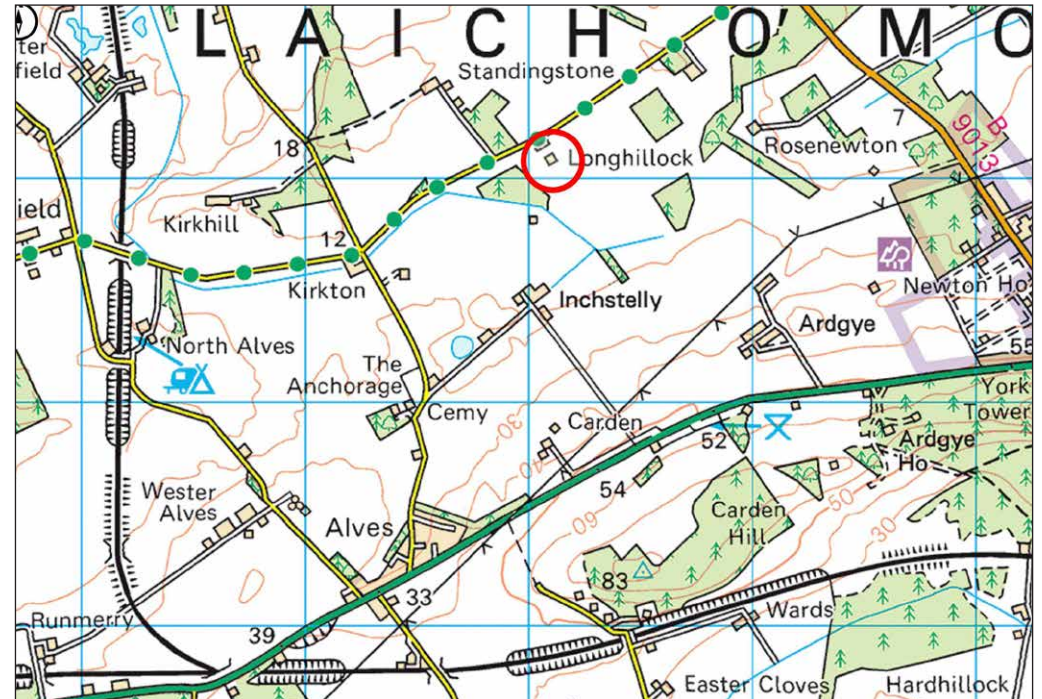
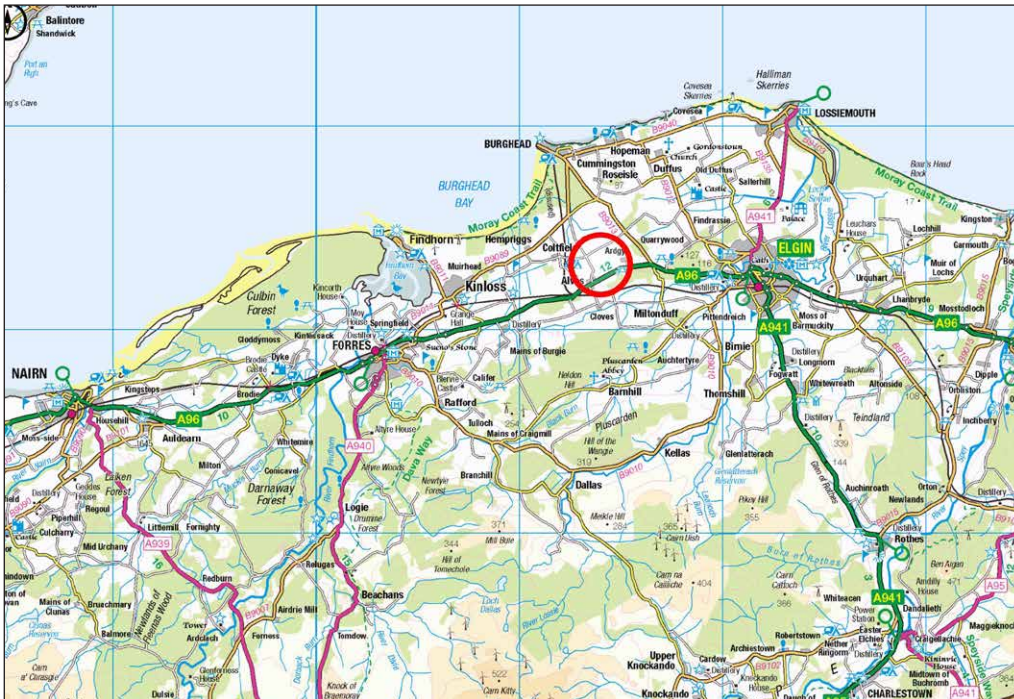
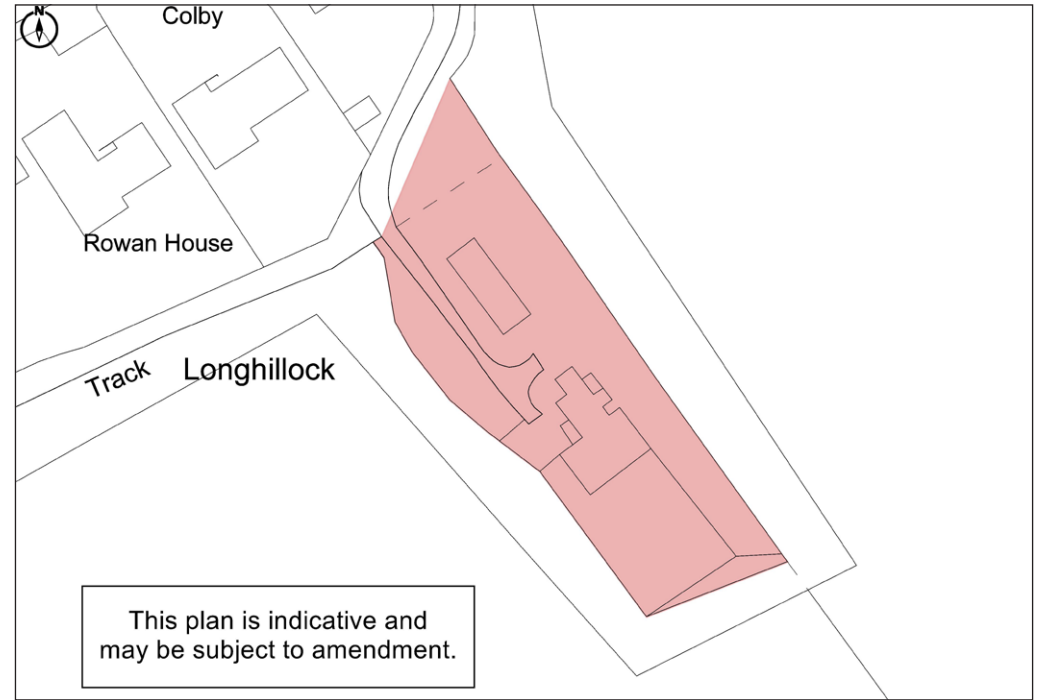
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

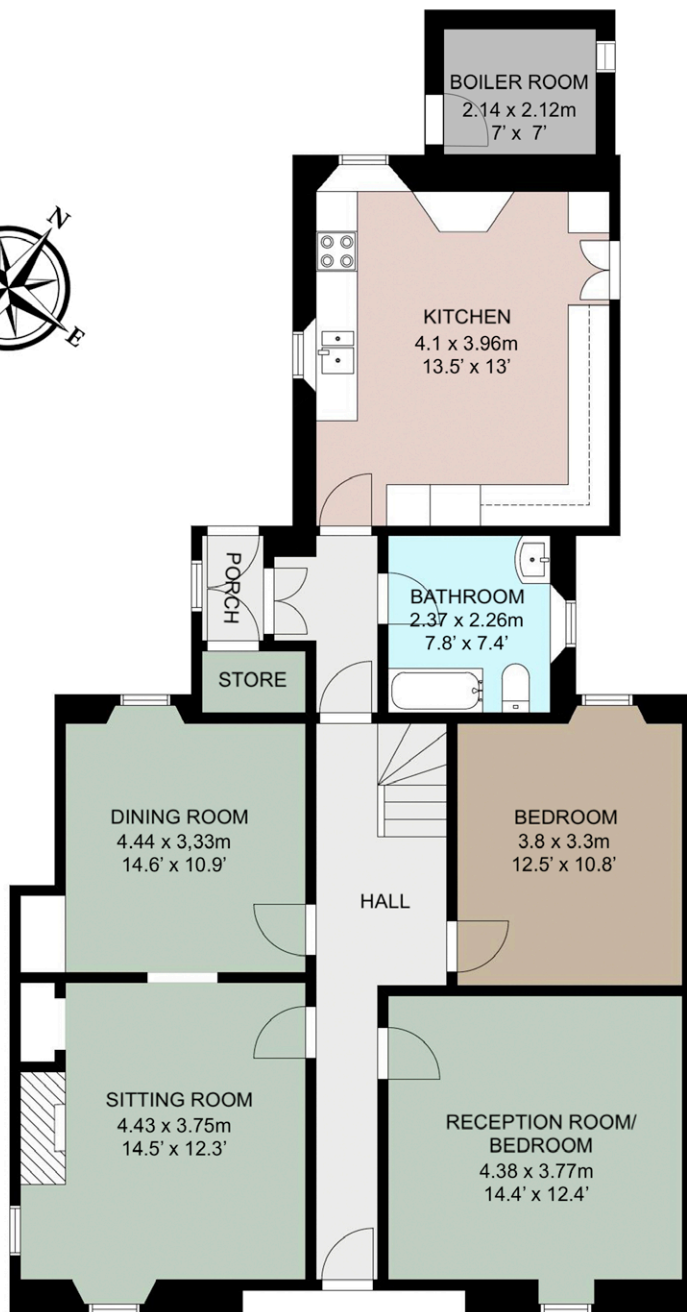
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

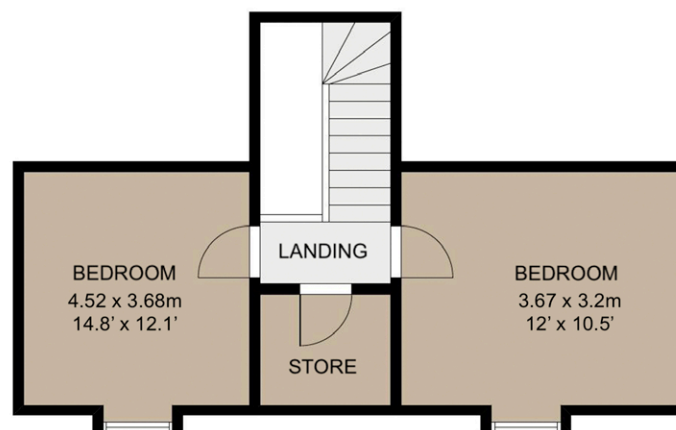
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 May 2025.







FLOOR 1



FLOOR 2

Longhillock Farmhouse, Alves, IV30 8UZ

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





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RESPONSIBLY PRINTED
PLEASE RECYCLE