



LONGHILL FARMHOUSE

LONGHILL, ELGIN, MORAY



LONGHILL FARMHOUSE, LONGHILL, ELGIN, MORAY,

A traditional farmhouse located in a very desirable position on the edge of Innes Estate.

Elgin 5 miles ■ Inverness 43miles ■ Aberdeen 63 miles

About 0.36 acres (0.15 hectares)

- 2 reception rooms. 3 bedrooms
- Many original features
- Flexible accommodation
- Wonderful garden grounds
- Superb Summerhouse
- Accessible rural setting

Guide Price £275,000

Galbraith

Inverness
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 OnTheMarket





SITUATION

Longhill Farmhouse is set in a peaceful yet very accessible position about one mile to the north of the village of Lhanbryde, and about five miles east of Elgin in the county of Moray. Elgin, with its famous 13th Century Cathedral provides an excellent range of amenities including good shops with various supermarkets and boutiques, a hospital, leisure centre, swimming pool and cinema. The area also offers some fine hotels, restaurants and local attractions. There is a primary school in Lhanbryde (as well as various schools in Elgin) as well as Milne's High School in Fochabers as well as the Academy and High School in Elgin. Private schooling is available at Gordonstoun School, Duffus about 10 miles away.

Inverness has all the facilities of a modern city including its Airport which offers regular flights to the south and summer flights to many European destinations. Aberdeen Airport is located about 59 miles to the east.

DESCRIPTION

Longhill Farmhouse is a traditional farmhouse located in a very desirable position to the north of Lhanbryde on the edge of Innes Estate. With easy access to the village, A96 and Moray coast, it is surrounded by attractive farmland and is in a peaceful rural setting yet is easily accessible.



From the garden a door leads into a spacious hall from where doors open to the recently renovated kitchen with a central island and a good range of wall and base units. The bathroom is also accessed from the hall and a further door to the left, leads to the open plan dining room with access to a bedroom/reception room with woodburning stove, the front door and on to the bright double aspect sitting room with an open fire. On the first floor are two further bedrooms with wonderful views over open countryside, and a family bathroom with separate shower.

Longhill Farmhouse appears to be in good condition and for a property of this age and character is surprisingly bright and airy with double glazed windows flooding the interior with natural light and opening up to fine views. It is heated with oil central heating, has mains water and private foul drainage.

ACCOMMODATION

Ground Floor:

Hall. Kitchen. Dining Room. Bedroom. Sitting Room. Bathroom

First Floor:

2 Bedrooms. Bathroom



GARDEN

Outside, the garden extends to about a third of an acre (0.36 acres), it includes areas of lawn, patios, a wonderful summer house with wood burner and well stocked beds and borders. Parking for several vehicles is on the driveway.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband	Mobile	EPC
Mains	Mains	Private	Freehold	Oil	Band D	Satellite	Yes	F 38

DIRECTIONS

From Elgin, head east along the A96. At Lhanbryde, take the first exit off the roundabout and head into the village. Take the first left onto Burnside Road and continue out of the village for about 0.8 miles where Longhill Farmhouse is located on the right-hand side. See Site and Location Plans for further details.

POST CODE

IV30 8LE

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: agency.shredder.nation

SOLICITORS

Brodies LLP, Aberdeen Office,

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.

IMPORTANT NOTES

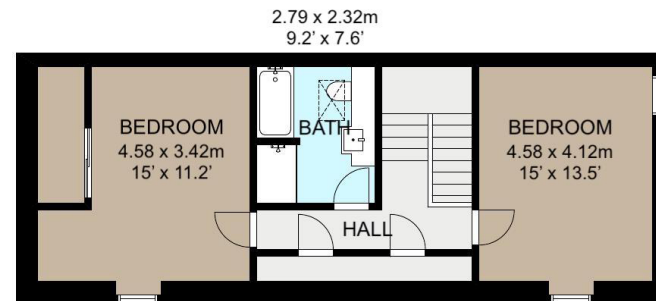
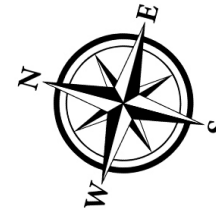
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 January 2024





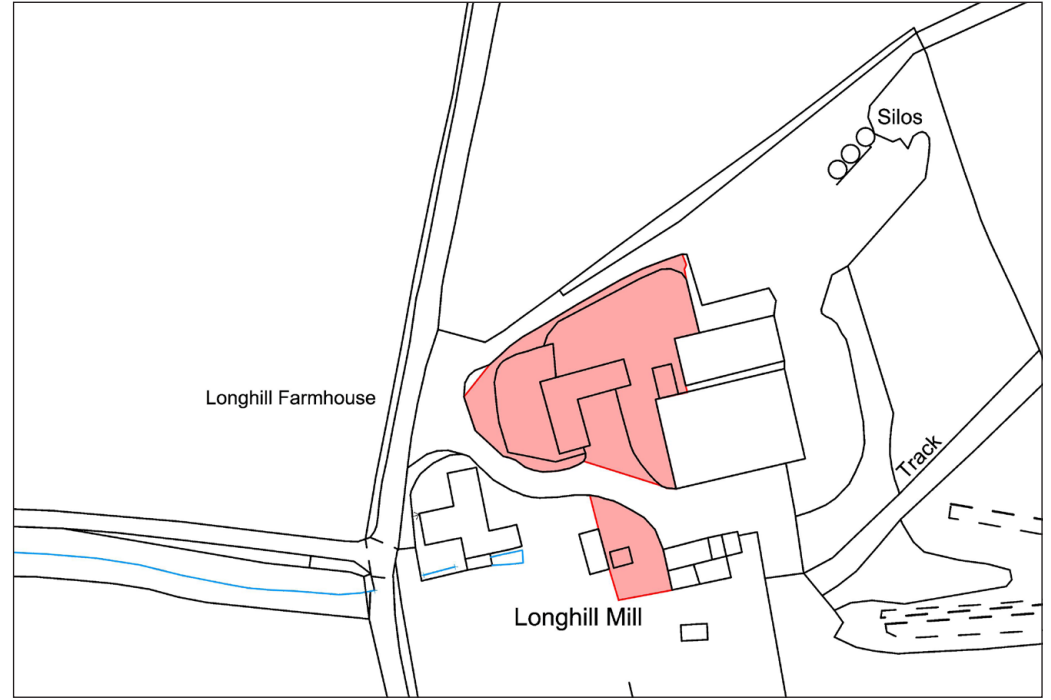
FLOOR 1

Longhill Farmhouse
 Longhill
 Elgin
 IV30 8LE



FLOOR 2

Illustration for identification purposes, dimensions may vary. Not to scale.





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