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## Riach Cottage, Longmorn, Elgin IV30 8RN



This detached cottage incorporating business premises enjoys a quiet, rural location just a few miles from Elgin and local amenities and would make an ideal family home.

**DETACHED COTTAGE  
FOUR BEDROOMS  
INCLUDES WORKSHOP AND OFFICE  
WRAP-AROUND GARDEN  
DOUBLE GARAGE  
MAJORITY DOUBLE GLAZING  
OIL-FIRED AND AIR SOURCE  
HEATING  
COUNCIL TAX BAND C  
EPC RATING E  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Over  
£320,000**

**E1087**

This detached cottage is set in a rural location just a few miles from Elgin and local amenities.

The accommodation comprises: Hallway, semi-open plan living room/dining room with wood-burning stove, kitchen, utility/storage area, rear porch, four bedrooms, bathroom and shower room.

A hallway gives access to two further rooms consisting of an office and workshop, which are currently used as commercial premises and are business rated. These can also be accessed from outside via a separate entrance and vestibule with internal door to the integrated double garage, which has ample space to store a caravan. A staircase leads from the commercial area to a domestic family room above.

The property benefits from majority double glazing, while heating is provided by an oil-fired boiler to the cottage, as well as electric air source heating to the commercial area. Drainage is via a septic tank.

With plenty of off-street parking, the property is surrounded by a mature wrap-around garden with over a dozen established fruit trees and bushes, greenhouse and shed.

Utilities are provided by Scottish Water, EDF Energy and LPG gas.

This would make an ideal family home, while also having the added convenience of business premises, and we highly recommend a viewing.







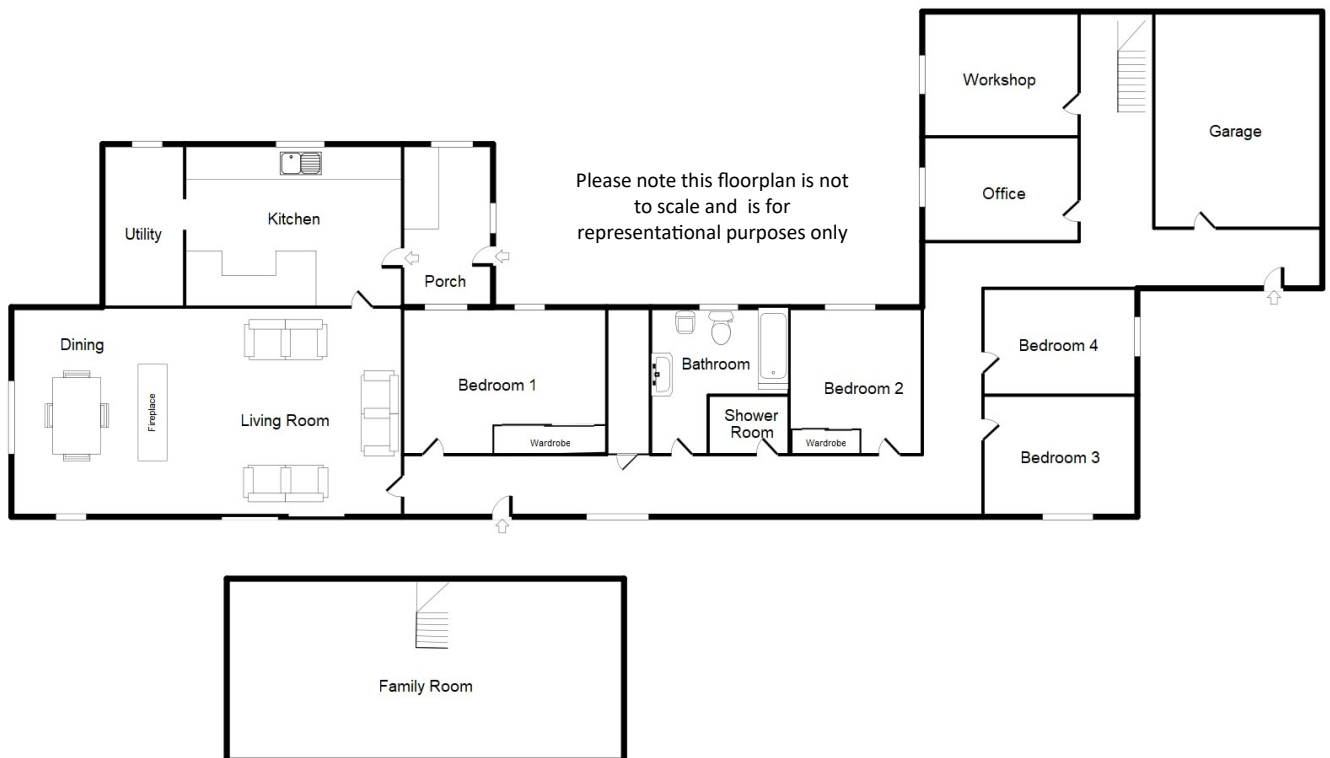






**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Kitchen 4.16m x 2.60m
- Utility 2.45m x 1.38m
- Porch 2.78m x 1.91m
- Lounge/Diner 6.91m x 4.48m
- Bedroom 1 3.40m x 3.20m
- Bathroom 2.42m x 1.71m
- Shower Room 1.52m x 1.33m
- Bedroom 2 2.44m x 3.21m
- Bedroom 3 3.02m x 2.25m
- Bedroom 4 3.01m x 2.32m
- Office 3.04m x 2.37m
- Entrance 4.96m x 1.93m
- Workshop 3.24m x 3.01m
- Family Room 9.04m x 4.51m
- Garage 8.63m x 6.76m



**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.