



## COLEBURN FARM COTTAGES

LONGMORN, IV30 8SN

£130,000

With its generous size, this plot provides ample space for a bespoke residence tailored to your specifications. The picturesque surroundings of Longmorn, known for its stunning landscapes and friendly community, make it an ideal location for families and individuals alike.

Located just over four miles south of Elgin surrounded by beautiful Moray countryside, with Millbuies Country Park and for the equestrians, you have Coleburn Equestrian livery yard all within easy reach. This 3/4 of an acre plot has services, two retaining walls, driveway and fencing installed by the current owners and has been cleared ready for building. Full planning permission has been granted for a substantial property, double detached garage with carport, workshop and a room above and also a separate commercial property, making it ideal for those looking to run a business from home.

This is a fantastic opportunity for those who are looking to build their own home in a countryside location, while only being a short distance from all the amenities Elgin has to offer. Nestled in the

**ARANCI  
& FIRTH**  
PROPERTY



EPC Rating: Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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

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