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Riach Cottage, Longmorn, Elgin IV30 8RN

OPPORTUNITY TO RUN A BUSINESS FROM HOME



In a peaceful, rural setting just a few miles from Elgin and local amenities, this charming detached cottage offers a unique opportunity to combine a family home with on-site business premises.

DETACHED COTTAGE WITH BUSINESS PREMISES

FOUR DOUBLE BEDROOMS
MULTI-ROOMED BUSINESS SPACE
WITH INDEPENDENT ENTRANCE
WRAP-AROUND GARDEN
DOUBLE GARAGE
PROPERTY DUE TO UNDERGO
ELECTRICAL UPGRADING
MAJORITY DOUBLE GLAZING
OIL-FIRED AND AIR SOURCE HEATING
COUNCIL TAX BAND C
EPC RATING E
FREEHOLD
VIEWING HIGHLY RECOMMENDED

Valuation
£295,000

E1087

Enjoying a peaceful, rural setting just a few miles from Elgin and local amenities, this charming detached cottage offers a unique opportunity to enjoy family living alongside the convenience of on-site business premises.

The cottage features well presented accommodation comprising: Entrance hallway, semi-open plan living and dining area with wood-burning stove, fitted kitchen, utility/storage area, rear porch, four spacious bedrooms, family bathroom and separate shower room.

An internal hallway leads to business-rated commercial premises which currently benefit from small business rate relief, used as an office and workshop, but which could be converted to suit a number of other options eg hairdressing, massage or Airbnb, and which can be accessed independently via a separate entrance and vestibule. These areas are complemented by an integrated double garage with ample space to accommodate a caravan. A staircase leads from the commercial space to a domestic family room above, ideal for use as a gym, games room or converted into further accommodation.

The property benefits from majority double glazing, oil-fired central heating to the cottage and electric air source heating to the commercial areas. Utility connections are to Scottish Water, EDF Energy and LPG gas (for cooking), while drainage is to a septic tank. An upgrade of the electrics has been instructed and the property is due to be re-wired in October.

The property benefits from generous off-street parking and a beautifully maintained wrap-around garden featuring mature trees and over a dozen fruit trees and bushes. Additional outdoor features include a greenhouse and a garden shed, making this a gardener's paradise.

We highly recommend a viewing to fully appreciate the perfect blend of rural tranquillity, family accommodation and business potential this property has to offer.







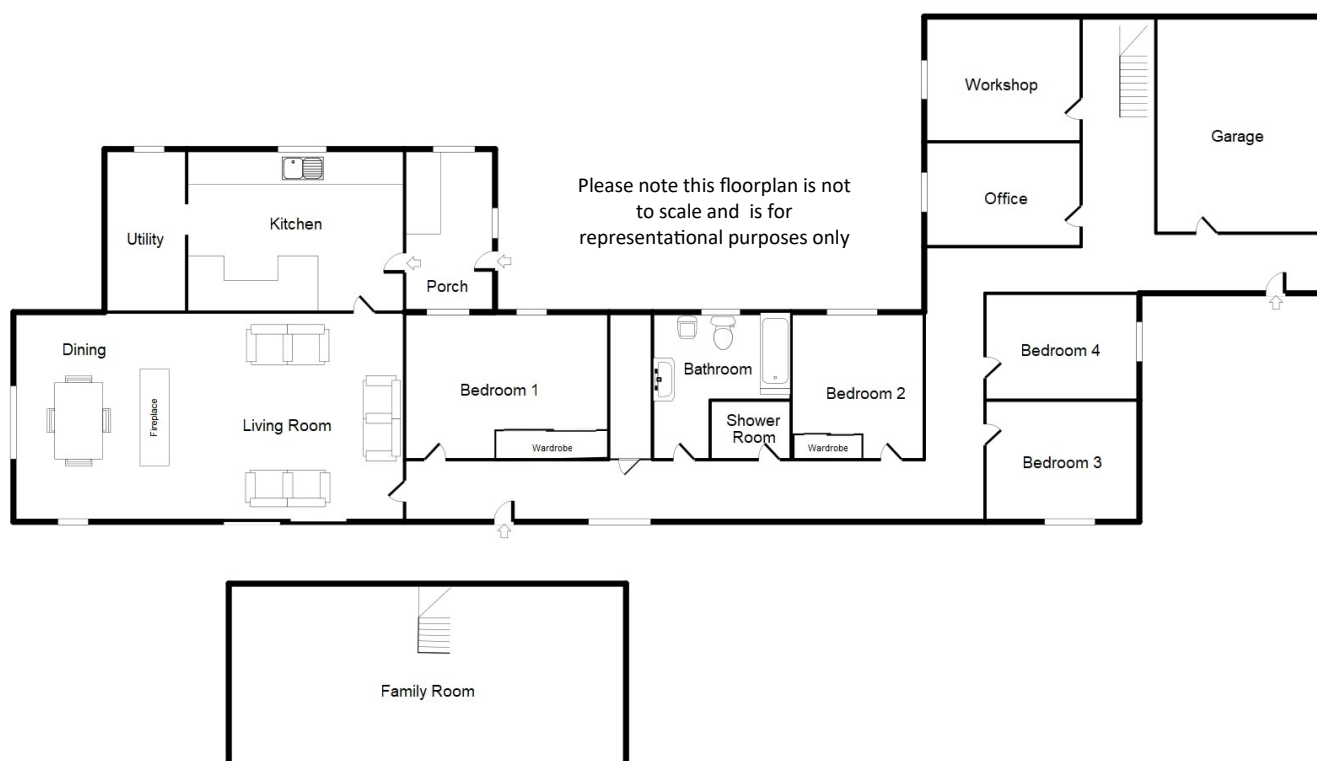






**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

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



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.