



**Harper
Macleod LLP**
Estate Agents & Solicitors



Corriebraich, Longmorn, Elgin, IV30 8RJ

Offers over £370,000

Corriebraich is set in an elevated position taking full advantage of the lovely countryside views. A peaceful rural location, yet only a short drive from Elgin for primary and secondary education. The spacious accommodation comprises entrance vestibule, hallway, lounge, dining room, sun room, kitchen, utility, four double bedrooms, three en-suites and guest WC. The property further benefits from double glazing, LPG (gas) central heating, gardens, driveway, garage.

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Entrance Vestibule

5'0" x 4'2" (1.53m x 1.28m)

Wooden and glazed door with glazed side panel; inset ceiling spotlight; wood effect laminate flooring.

HALLWAY

Ceiling light fitting; fitted carpet; hatch to the partially floored and spacious loft space; built-in shelved storage cupboard.

LOUNGE

17'0" x 13'1" (5.19m x 4.00m)



Bay window to front; ceiling light fitting; fitted carpet; fireplace with multi-fuel stove.

SUN ROOM

21'11" x 8'6" (6.69m x 2.61m)



Windows to front and side; Patio doors to the front lead out to the garden; two ceiling light fittings; fitted carpet; built-in under-stair storage cupboard; staircase to bedroom 4.

DINING ROOM

13'3" x 9'0" (4.04m x 2.75m)



Window to rear; ceiling light fitting; two wall light fittings; fitted carpet.

KITCHEN

16'3" (at longest) x 14'0" (at widest) (4.96m (at longest) x 4.28m (at widest))



Window to rear; fitted kitchen; island; integrated dishwasher; space for large fridge freezer; Rangemaster cooker and hood (gas hob/electric oven) inset ceiling spotlights; tile effect laminate flooring.

UTILITY ROOM

9'11" x 5'0" (3.03m x 1.54m)



Window to rear; base units and worktop; stainless steel sink and drainer; space for tumble dryer; plumbing and space for washing machine; ceiling strip light; tile effect laminate flooring; wall mounted gas central heating boiler.

GUEST WC

5'2" x 3'4" (1.59m x 1.04m)



Internal room; WC and sink; inset ceiling spotlights; ceiling extractor; tiled flooring.

BEDROOM 1

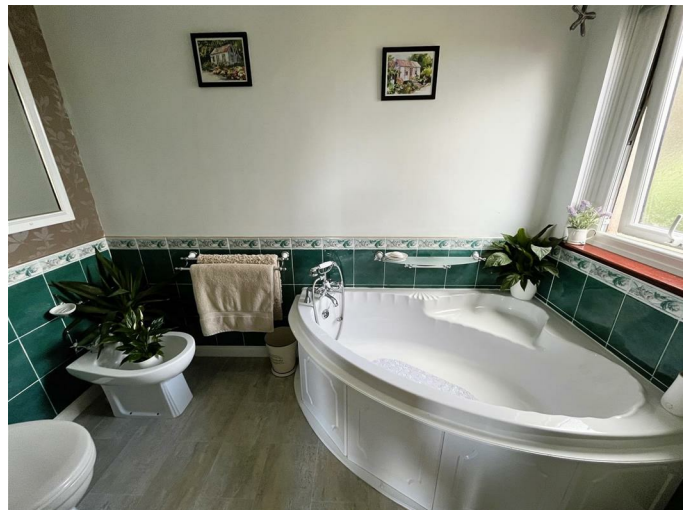
16'4" x 10'9" (4.98m x 3.30m)



Two windows to front; triple built-in mirrored wardrobes; two further built-in storage cupboards; vanity mounted sink with inset spotlights above; ceiling light fitting; fitted carpet.

EN-SUITE

9'1" x 5'2" (2.78m x 1.59m)



Window to side; corner bath with shower head attachment and mixer taps; WC and bidet; chrome wall mounted towel radiator inset ceiling spotlights; ceiling extractor; tile effect vinyl flooring.

BEDROOM 2

12'9" x 10'5" (3.91m x 3.19m)



Window to side; ceiling light fitting; fitted carpet; double built-in mirrored wardrobes; door to en-suite shower room.

EN-SUITE

9'4" x 2'9" (2.86m x 0.86m)



Window to side; WC; sink and shower cubicle with electric shower; chrome wall mounted towel radiator; ceiling light fitting; ceiling extractor;

BEDROOM 3

12'10" x 8'7" (3.93m x 2.63m)



Window to side; ceiling light fitting; fitted carpet; built-in storage cupboard

EN-SUITE

7'8" x 6'9" (2.35m x 2.07m)



Window to rear; WC; sink; shower cubicle with mains fed shower; ceiling light fitting; wall mounted extractor; fitted carpet.

STAIRCASE AND LANDING

Velux window to rear; built-in shelved storage cupboard; door giving access to the spacious and partially floored loft space (with light) ceiling light fitting; fitted carpet

BEDROOM 4/STUDY
16'0" x 10'2" (4.88m x 3.11m)



Window to side; Velux window to rear; ceiling light fitting; fitted carpet.

GARAGE

Single detached garage; up and over door; power and light; window and personnel door. There is a large wood store attached to the garage.

OUTSIDE

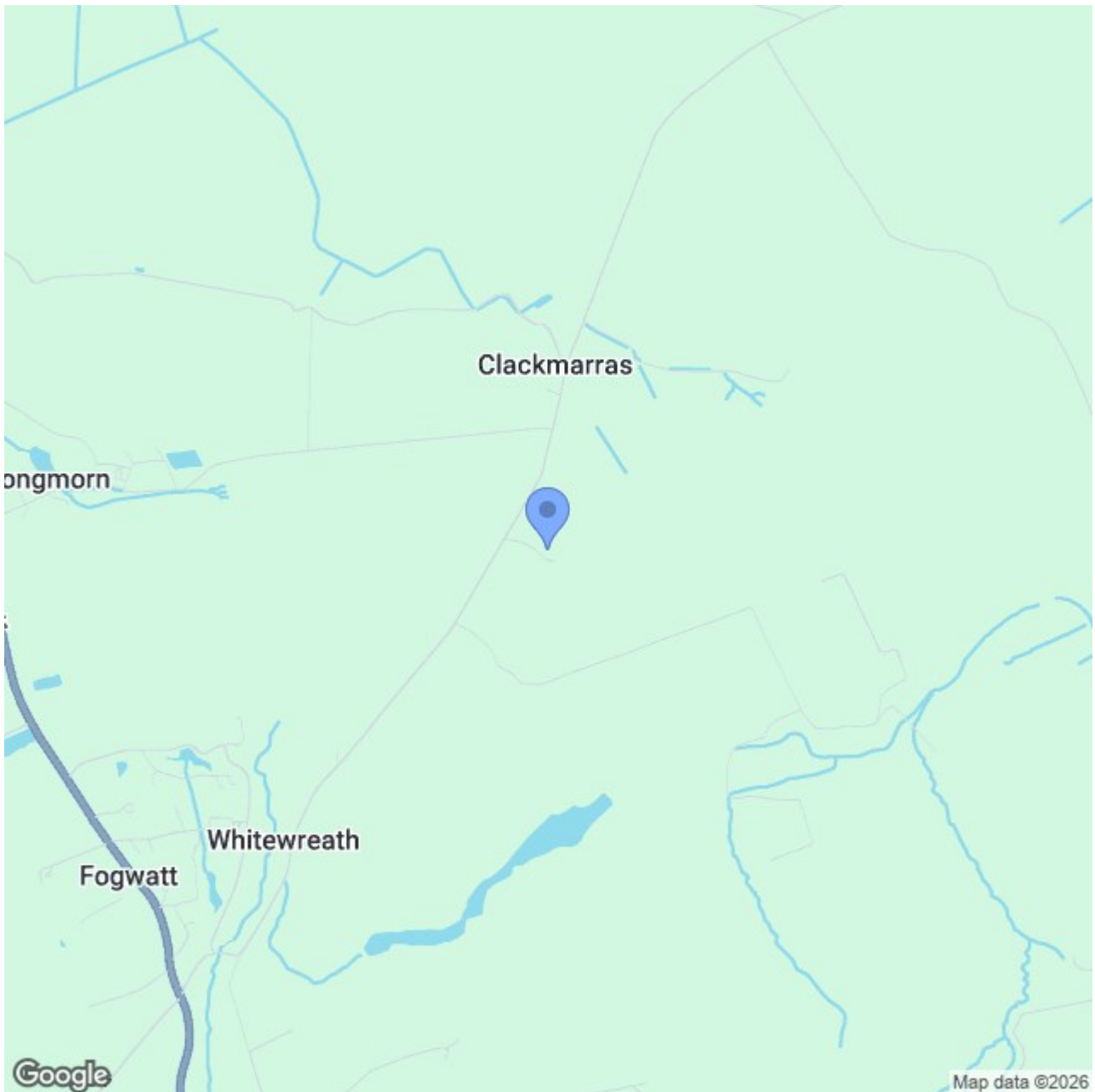


The property is accessed via a driveway leading up to a parking area and garage. There are two decked patio areas to the front, both enjoying beautiful views of the surrounding countryside; There is a further paved patio area to the side of the property and leading round to the rear; two wooden sheds; greenhouse. There is a sloping area of land belonging to the property at the rear which runs down to a small stream in the valley at the bottom of the slope.

NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all en-suite and guest WC fittings; the Rangemaster cooker and integrated dishwasher in the kitchen and the two wooden sheds and greenhouse in the garden.

Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland	EU Directive 2002/91/EC		

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