



Milton Brae, Milntonduff, Elgin



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Milton Brae Miltonduff, Elgin IV30 8TL

A charming period farmhouse and traditional steading complex with further development opportunities, located in approx. 9 acres.

Elgin 3.5 miles, Inverness Airport 29 miles,
Inverness 36 miles

Entrance Hall, Sitting room | Dining room
Kitchen | 4 Bedrooms | Family bathroom
Shower room | Store | Steading outbuilding
2 x Paddocks | Approx. 9 acres

EPC Rating E

The property

Milton Brae is a beautifully appointed traditional home full of charm and original features, located in an idyllic setting on the edge of the village of Miltonduff in the county of Moray. The sale presents a variety of development opportunities, subject to planning (www.moray.gov.uk), and will suit a variety of purchasers including those looking for a property suitable for horses or other livestock, the development of the steading and the possibility of further planning within the grounds. A significant amount of work has already been carried out in relation to the development options and further details are available on request.

Milton Brae is accessed by a private, treelined driveway leading to the main house. The property is located within very impressive formal garden grounds. The current owners have been magnificent custodians of Milton Brae, and they have lovingly and sympathetically upgraded and maintained it during their ownership of over 30 years.

The accommodation extends over two levels and is entered via a welcoming hallway, leading to the sitting room which has an open fire and south facing views over the gardens. There is a dining room, shower room and a spacious farmhouse kitchen with Aga. On the upper level, there are four well-proportioned bedrooms and a family bathroom.

Outside

The grounds at Milton Brae extend to approx.. 9 acres which includes the formal gardens, and two paddocks. There are a host of development opportunities at Milton Brae, and the owner of the property has instructed a leading planning consultancy firm to explore various planning options. Further details are available from the selling agent or from Kenny Shand, kshand@mabbett.eu

Location

The scenic hamlet of Miltonduff sits within easy reach of the popular Moray town of Elgin. Elgin offers a plethora of recreational facilities, a leisure centre, hospital, numerous shops and schools, with Mosstowie Primary School located directly opposite the entrance to the property and Gordonstoun Independent School less than 9 miles away. There are also many historic cultural sites in the area. The station in Elgin offers regular links to the thriving Highland capital of Inverness, with convenient road connections via the A96 and a range of domestic and European flights departing from Inverness Airport.





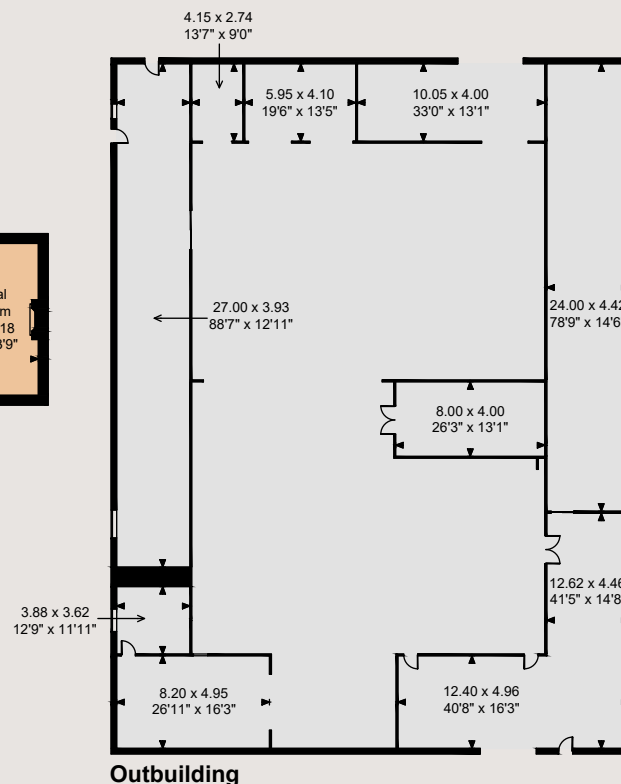
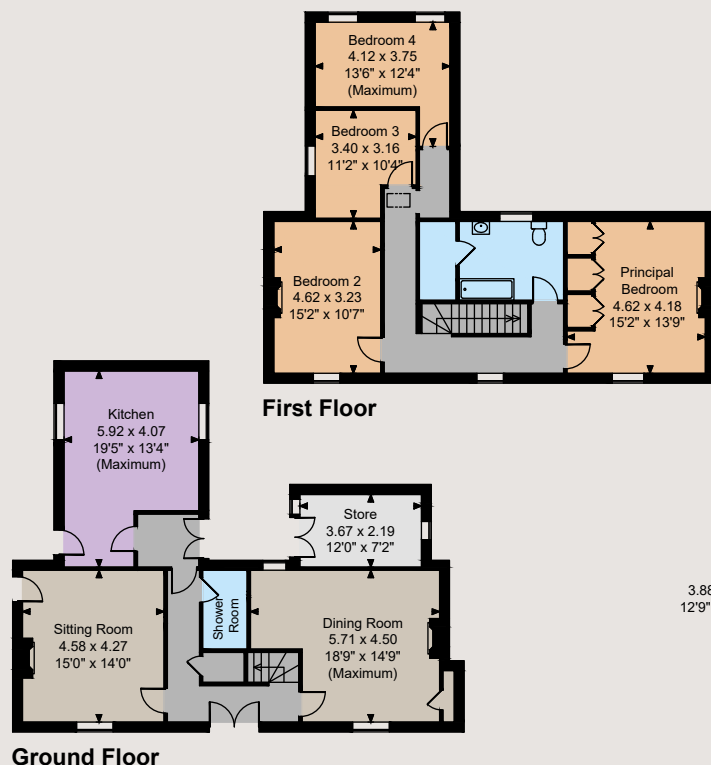
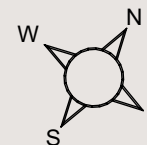








Floorplans
House internal area 1,884 sq ft (175 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

What3Words - ///steadier.happen.speech

From Elgin, take the A96 towards Inverness. At the Dr Grays roundabout take the second exit onto the B9010 through Elgin, taking the right fork towards Milnorduff. On entering the village take the first right and follow the road uphill where you will see the access on your left-hand side opposite Mosstowie Primary School.

General

Local Authority: Moray Council, Elgin, www.moray.gov.uk

Services: Mains electricity and water, private drainage (SEPA Registered), oil-fired central heating.

Council Tax: Band D

Fixtures and Fittings: Fitted floor coverings and integrated appliances will be included in the sale.

Tenure: Freehold

Guide Price: Offers over £650,000

Inverness

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