



A flexible countryside home with approximately 3 acres of land, stable building, double garage and annexe



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Blairnha is a beautifully presented four-bedroom, three-bathroom detached home set in approximately three acres of picturesque Scottish countryside near Elgin. With flexible accommodation, a self-contained annexe, a newly built stable block, a static caravan, and panoramic views in every direction, this unique property offers a rare opportunity for those seeking a peaceful rural lifestyle with space, versatility and potential.

THE LOUNGE



The main house welcomes you into a bright and spacious living room featuring a charming fireplace, ideal for cosy evenings.

THE KITCHEN / DINING / FAMILY ROOM



The open-plan kitchen, dining and family room is a standout space, large and filled with natural light from dual-aspect windows. It is perfect for everyday family life or entertaining guests.



On the ground floor, there is a well-appointed bathroom and a second living area which connects to a kitchenette and utility space. This leads to a private staircase and an en-suite bedroom above. Currently arranged as a self-contained annexe, this section of the home is ideal for extended family or independent living but can easily be integrated into the main residence if desired.

THE ANNEXE





THE BATHROOM



Upstairs, the main part of the house offers a generous primary bedroom and two further bedrooms, all serviced by a modern family shower room.

Additionally, the loft has been converted for use as a home office and occasional bedroom. While not formally designated as a living space, it provides valuable flexibility for working from home or accommodating guests.



BEDROOM 1



BEDROOM 2



BEDROOM 3



THE SHOWER ROOM



THE LOFT



Outside, Blairnah offers excellent amenities across approximately three acres. A gated driveway provides parking for several vehicles and leads to a detached double garage with an upper-level storage area or workshop potential.

EXTERNALS

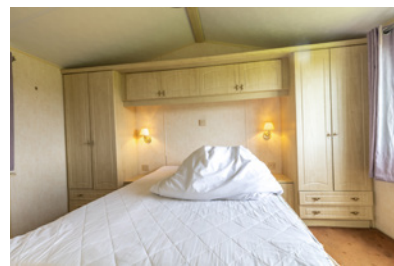




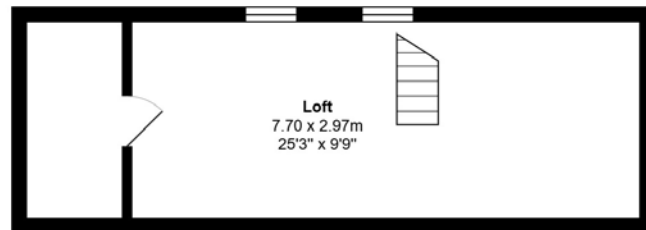
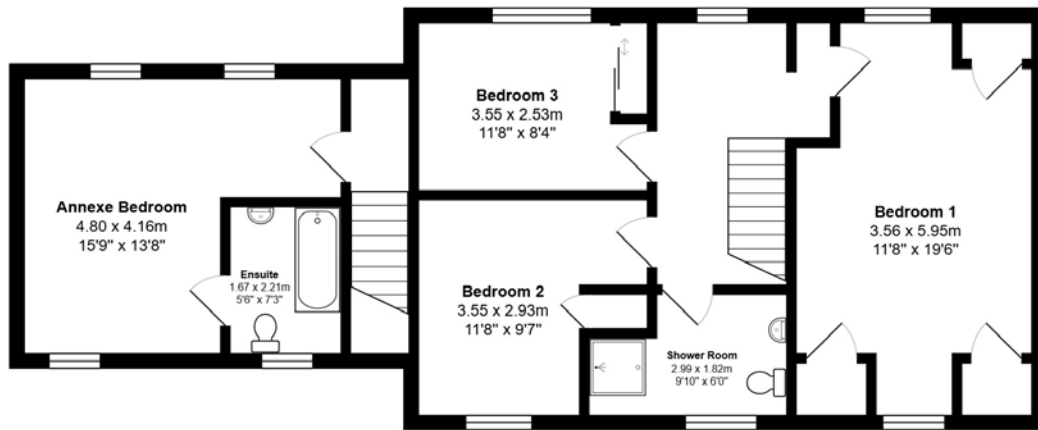
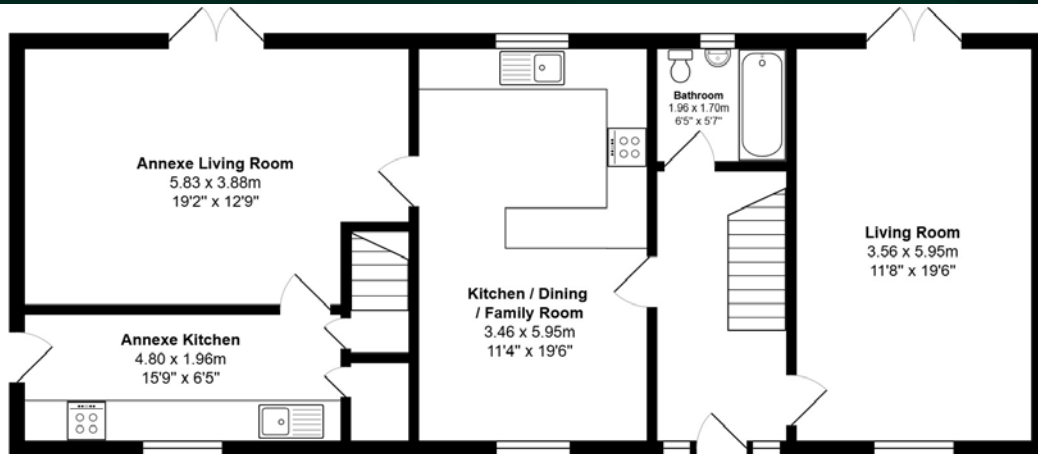
A newly built stable block adds significant appeal for equestrian use or smallholding, while the static caravan on-site offers additional accommodation for guests, family or short-term lets, subject to any necessary consents. The property is surrounded by open countryside, offering exceptional peace, privacy and views in every direction.

Blairnha is a rare opportunity to secure a unique and versatile home with land in one of Moray's most scenic rural locations. Early viewing is advised to fully appreciate all that this remarkable property has to offer.

THE STATIC CARAVAN

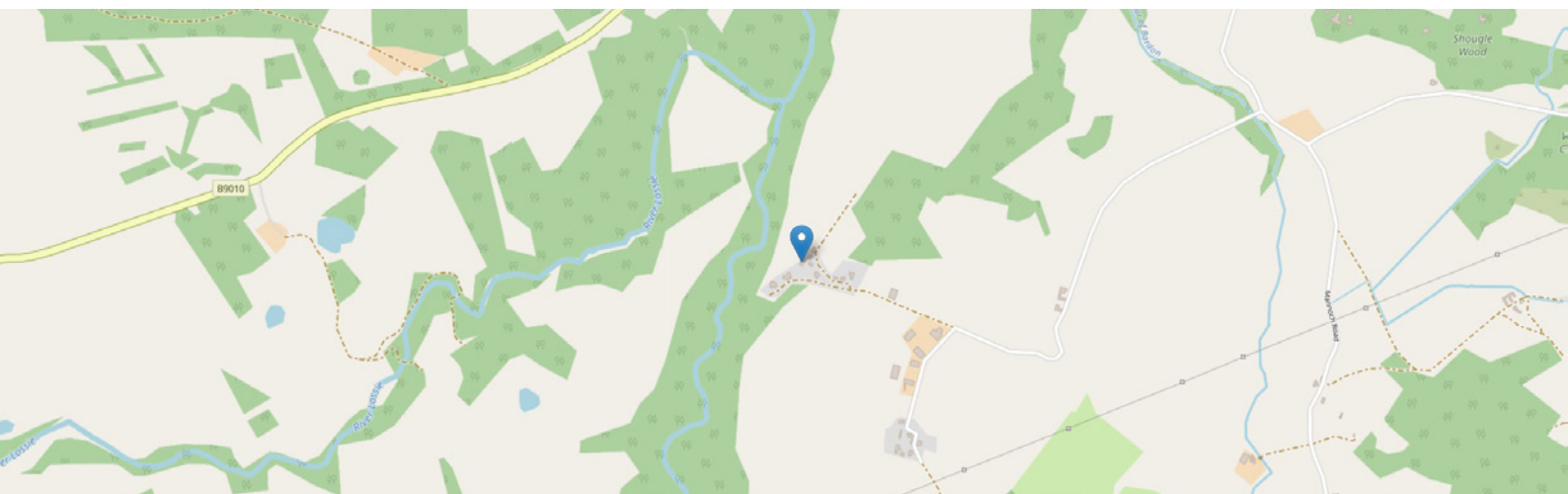


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 174m² | EPC Rating: D



THE LOCATION

Nestled within the peaceful parish of Birnie, just outside Elgin in the heart of Morayshire, Blairnha offers an exceptional rural lifestyle with the benefit of nearby urban amenities. This idyllic location combines the tranquillity of countryside living with convenient access to the vibrant cathedral city of Elgin and the RAF base at Lossiemouth. Birnie is a charming, close-knit community surrounded by gently rolling farmland and stunning natural landscapes. It provides a quiet retreat for those seeking a slower pace of life, while remaining just a short drive from the bustling centre of Elgin.





Elgin, located on the A96, is a well-established market town that offers a wide range of services and facilities. These include excellent primary and secondary schools, further education options, and the prestigious Gordonstoun School, just a short distance away. A wealth of leisure opportunities is available nearby, including health clubs, swimming pools, and golf courses.

The surrounding area is a paradise for outdoor enthusiasts. From sailing at Lossiemouth and Findhorn, to world-class fishing on the Spey, Lossie, and Findhorn rivers, there are endless ways to enjoy the great outdoors. Golfers will appreciate the renowned links courses at Lossiemouth and Nairn, while winter sports lovers can take advantage of the Lecht and Cairngorm ski resorts.

Transport connections are excellent, with Elgin's railway station offering links to both Aberdeen and Inverness, and nearby Inverness airport providing flights to major UK cities, including London daily, and for more international destinations, Aberdeen airport is around 60 miles away.



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