

Knockriach

BIRNIE, MORAYSHIRE, ELGIN, IV30 8RR



A stunning five-bedroom detached home in Birnie just outside Elgin, set on three acres of land with a detached garage, underfloor heating and more



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Discover the epitome of rural elegance with this simply stunning five-bedroom detached property, nestled in the picturesque surroundings of Birnie, Morayshire. Set on approximately three acres of sprawling land, Knockriach invites you to embrace a lifestyle of tranquillity and sophistication. Knockriach stands as a testament to meticulous care and attention to detail, having been lovingly maintained and improved by its current owners. Each aspect of this property reflects a commitment to quality living.

Experience warmth and comfort at every step with the luxury of underfloor heating throughout the entire property. No detail has been overlooked in ensuring a cosy and inviting atmosphere.

THE LOUNGE



Unwind in the inviting lounge, a space that seamlessly combines elegance and comfort. Offering views of the surrounding countryside, creating the perfect setting for relaxation.

THE KITCHEN



The heart of Knockriach is its spacious kitchen, a true centrepiece designed for both culinary enthusiasts and family gatherings. Modern appliances and thoughtful design make this space as practical as it is beautiful.

Discover two thoughtfully appointed ground-floor bedrooms and a WC, providing convenience and flexibility for guests or family members.

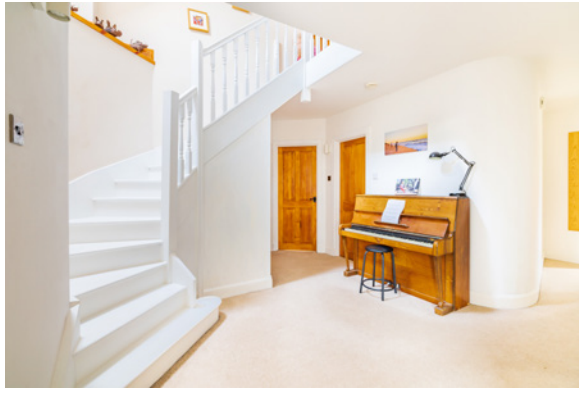
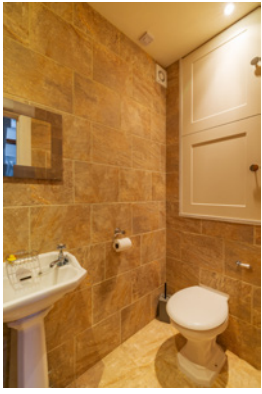


BEDROOM 4



BEDROOM 5



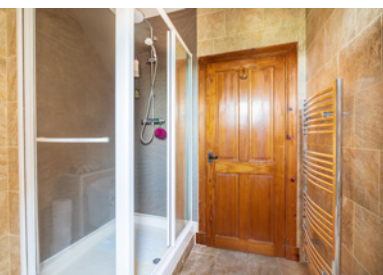
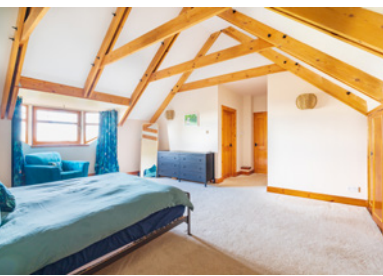


Ascend the staircase to find the crown jewel – a magnificent primary bedroom with en-suite. Vaulted ceilings adorned with exposed beams create a captivating and spacious atmosphere, making this room a true wow factor. Additional features include a family bathroom that complements the sophisticated design of the property.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



Knockriach extends its charm outdoors with approximately three acres of garden and land, providing a canvas for your imagination to roam. Revel in the tranquillity, create your own oasis, or simply enjoy the natural beauty that surrounds you. The property comes complete with a large detached garage, offering ample space for parking and additional storage – a perfect complement to the rural lifestyle.

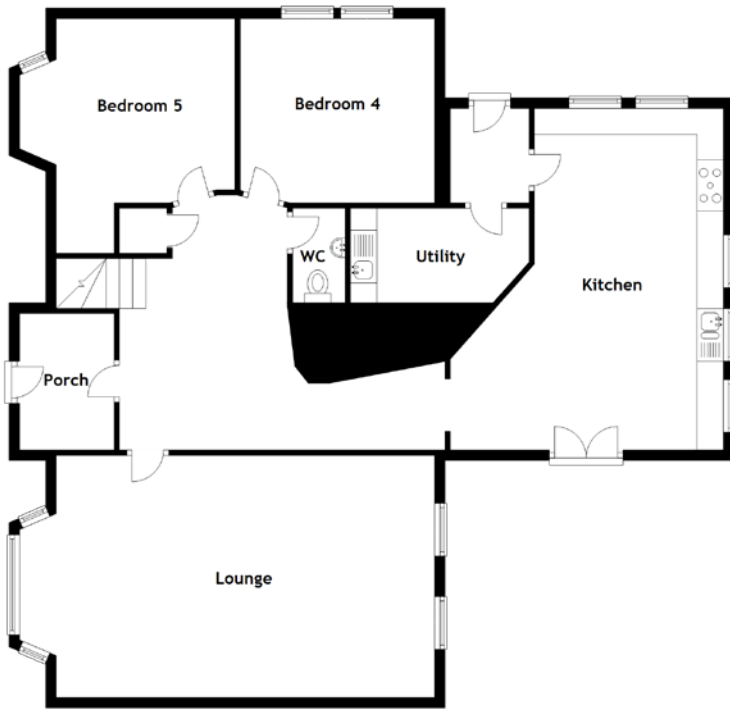
Situated in Birnie, Morayshire, Knockriach offers a serene escape while remaining conveniently close to Elgin. This property represents a unique opportunity to enjoy the best of countryside living without compromising on modern conveniences.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP

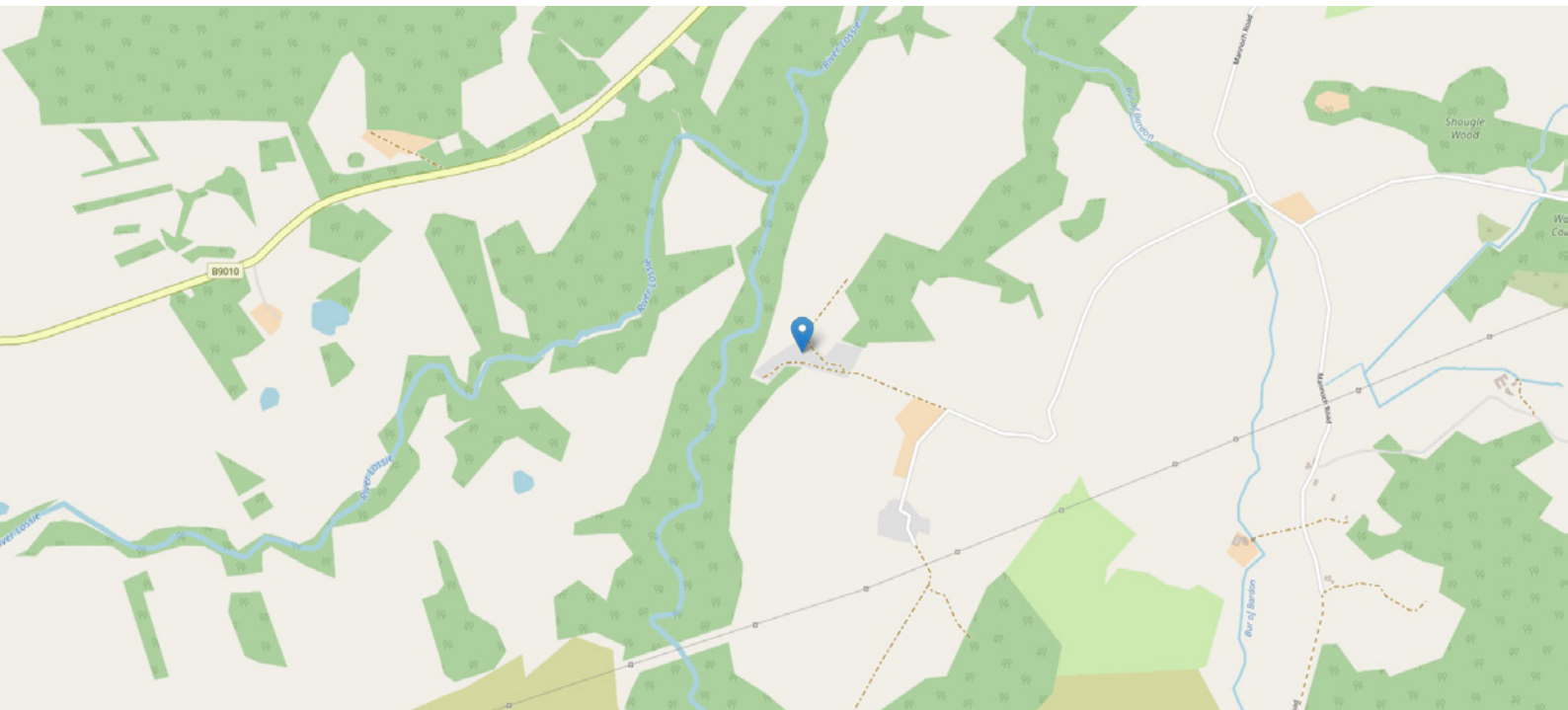


Approximate Dimensions
(Taken from the widest point)

Ground Floor	
Porch	2.60m (8'6") x 1.80m (5'11")
Lounge	7.90m (25'11") x 4.60m (15'1")
Kitchen	6.50m (21'4") x 5.20m (17'1")
Utility	3.40m (11'2") x 1.80m (5'11")
Bedroom 4	3.70m (12'2") x 3.50m (11'6")
Bedroom 5	4.60m (15'1") x 4.10m (13'5")
WC	1.80m (5'11") x 1.00m (3'3")

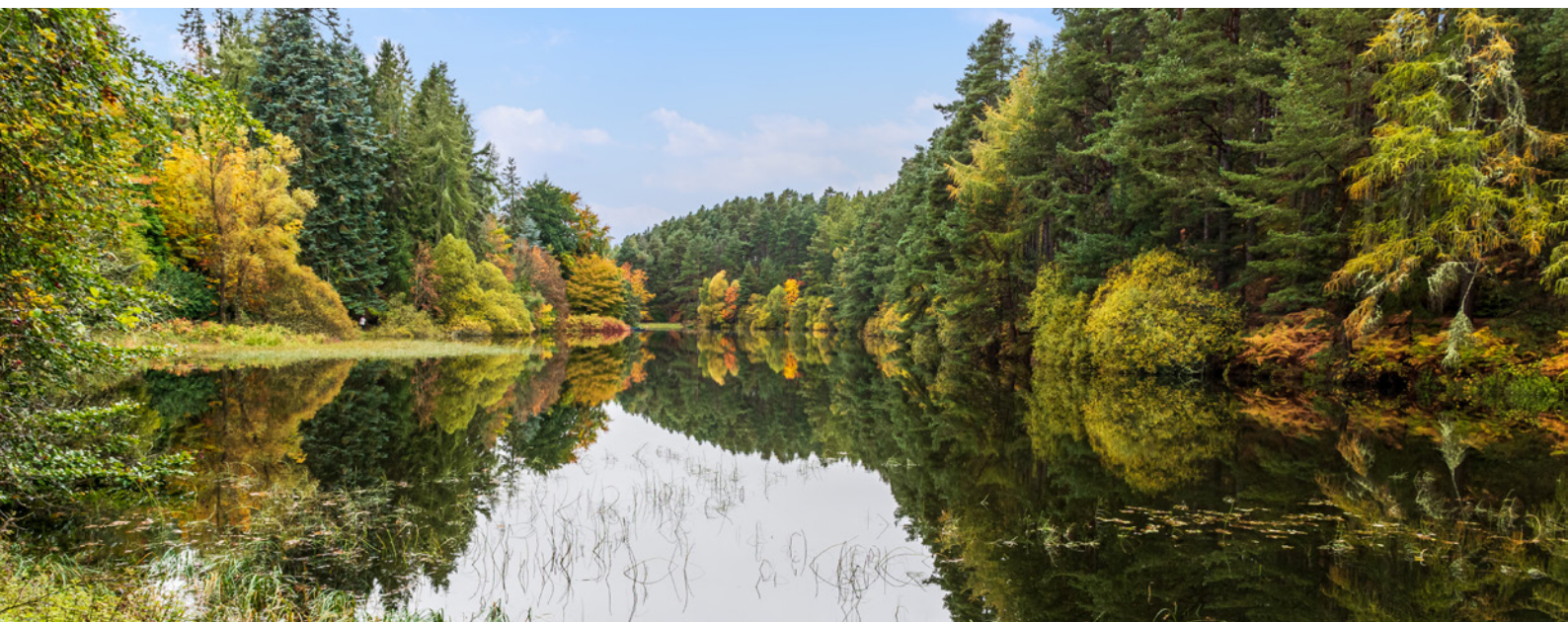
First Floor	
Bedroom 1	6.50m (21'4") x 4.60m (15'1")
En-suite	2.50m (8'2") x 1.90m (6'3")
Bedroom 2	4.80m (15'9") x 4.60m (15'1")
Bedroom 3	4.50m (14'9") x 3.42m (11'3")
Bathroom	2.90m (9'6") x 2.40m (7'11")

Gross internal floor area (m²): 243m²
EPC Rating: D



THE LOCATION

Nestled in a small parish with a rural setting just outside Elgin, Morayshire, lies the idyllic community of Birnie. This enchanting location offers a perfect blend of peaceful countryside living with the convenience of being within easy commuting distance of Elgin itself and RAF Lossiemouth.





A short drive from Birnie leads to Elgin, a cathedral city and historical market town situated on the A96. Elgin is a hub of modern-day living, providing excellent educational establishments, including schools and higher education facilities.

The world-renowned Gordonstoun School is also in close proximity. Enjoy numerous leisure facilities, from health clubs and swimming pools to local golf courses. Birnie residents can access banks, restaurants, cafés, pubs, local shops, supermarkets, and national chain stores in and around Elgin.

Birnie and its surrounding areas are a haven for outdoor enthusiasts. Experience sailing opportunities at Lossiemouth and Findhorn, or enjoy a round of golf at the links courses in Lossiemouth and Nairn. The local rivers, Spey, Lossie, and Findhorn, provide excellent salmon and trout fishing. The Glen of Rothes Trout Fishery is also nearby. For winter sports enthusiasts, the Lecht and Cairngorm resorts offer thrilling activities.

Birnie ensures easy access to airports, with Aberdeen and Inverness airports connecting to London's major airports. The mainline railway link at Elgin connects to both Aberdeen and Inverness, providing convenient travel options. Elgin: Approximately 6 miles, Inverness Airport: 37 miles, Inverness City Centre: 43 miles, Aberdeen: 69 miles.



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