

12 Davidson Place

DYKE, FORRES, MORAYSHIRE, IV36 2AE



Immaculate four-bed detached Excel Scotland home in Dyke, near Forres, with open countryside views, solar panels, double garage and Brodie Castle nearby



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This immaculate four-bedroom detached house for sale in Dyke, near Forres, is a rare opportunity to purchase a bespoke home built by the highly regarded Excel Scotland. Located in a peaceful cul-de-sac, the property enjoys open countryside views, a large private rear garden, and a double garage with an electric car charging point. With a spacious driveway for up to six vehicles plus space for a caravan or campervan, this property is perfect for modern family living in one of Moray's most desirable villages.

THE KITCHEN/SITTING & DINING AREA



This beautifully presented home offers bright, spacious and flexible accommodation that has been designed with family living in mind. At the heart of the house is the open-plan kitchen, sitting and dining area filled with natural light.



The modern fitted kitchen includes a breakfast bar and integrated appliances. A wood-burning stove provides a welcoming focal point for family gatherings.



A large lounge with garden access, a double bedroom, a stylish downstairs shower room and a practical utility room add further flexibility.

THE LOUNGE



BEDROOM 4



THE UTILITY & SHOWER ROOM





Upstairs, there are four generous double bedrooms with fitted wardrobes, including a luxurious principal suite with an en-suite shower room and Jack and Jill sinks. A modern family bathroom completes the accommodation.

This property is built with sustainability at its core, featuring an air source heat pump with underfloor heating, 13 solar panels equipped with a 9kWh storage battery, a 4.5kW inverter, and optimisers on each panel. It also includes low-energy lighting and offers transferable Renewable Heat Incentive (RHI) payments.

THE BATHROOM



THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3



The property is set on a spacious plot featuring a manicured front lawn with scenic countryside views, a large private rear garden complete with a patio, raised rockery, pergola, and greenhouse. It also includes a double garage with loft storage, accessed via a fitted staircase, a workbench, and an electric car charging point. The rear garden has secure gated access, and the driveway accommodates up to six cars, with additional space for a caravan or motorhome.

Living at 12 Davidson Place combines the tranquillity of rural life with great convenience. Situated on a quiet cul-de-sac, it's within walking distance of Dyke Primary School and Brodie Castle, which features stunning grounds, a café, and regular family-friendly events. Nearby Culbin Forest offers endless walking and cycling trails through ancient pines, sand dunes, and coastal paths. The village of Dyke fosters a strong community spirit with its primary school, church, and village hall hosting events throughout the year. Just five miles away, the historic Royal Burgh of Forres provides shops, restaurants, leisure facilities, and a lively High Street. A short drive takes you to the coastal village of Findhorn, known for its sandy beaches, dolphin spotting, water sports, and vibrant café scene. With easy access to Forres, Findhorn, River Findhorn, and Macbeth's Hillock, and within commuting distance of Inverness and its airport, this location is perfect for enjoying countryside living with city connections.

EXTERNALS & VIEWS





First Floor

Bedroom 2
3.72m x 4.34m

Bedroom 3
3.72m x 3.14m

Master Bedroom
5.01m x 4.85m

Bathroom
3.13m x 2.28m

Shower Room
1.93m x 3.04m

Lounge/Kitchen
7.61m x 4.95m

Dining Room
3.60m x 2.68m

Utility Room
3.87m x 3.85m

Master Ensuite
2.53m x 3.69m

Upstairs Landing

Gross internal floor area (m²): 209m² | EPC Rating: A

THE LOCATION

Davidson Place in Dyke enjoys access to an extensive network of pathways and sites of both historical and environmental significance, creating an immersive experience within the vibrant local landscape. The village is situated close to the historic Royal Burgh of Forres, where a wide range of amenities can be found, including a swimming pool, golf course and the award-winning Grant Park. The Moray coastline is also nearby, with its long stretches of white sandy beaches, rolling dunes and a resident population of bottle-nosed dolphins. The area is ideal for outdoor pursuits, from forest walks and exploring castles to visiting monuments and family-friendly visitor centres.





Davidson Place is just 1 mile from Brodie Castle and Brodie Countryfare, perfect for leisurely shopping trips or afternoon teas. Culbin Woods, with its rich wildlife and extensive walking and cycling trails, is also within easy reach. For whisky enthusiasts, Forres is home to Benromach and Dallas Dhu distilleries, both part of the renowned Scottish Whisky Trail. The Cairngorm Mountains can be reached in under an hour and offer year-round activities including hiking, mountain biking, skiing and snowboarding. Golfers will appreciate Forres Golf Course, while world-class courses in Nairn and Castle Stuart are also nearby. The coastal village of Findhorn offers kayaking, kite surfing and sailing from its marina and Royal Findhorn Yacht Club, and is also home to the internationally recognised Findhorn Foundation.

Despite the peaceful setting, the area enjoys excellent transport links to major UK and European cities. Combined with a recognised microclimate of relatively low rainfall, this location is perfect for those seeking both tranquillity and adventure.



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