

11 Dove Court

MORAY, ELGIN, IV30 6LH



*Four-bedroom property offering
contemporary comfort and family appeal*



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Located in a popular and well-established residential area of Elgin, this setting offers the perfect balance of peaceful surroundings and everyday convenience. 11 Dove Court is a spacious and well-appointed four-bedroom detached home designed for modern family living. Thoughtfully upgraded throughout, the property offers a stylish blend of comfort and functionality, including gas central heating, a garage, a south-facing rear garden, a garden room, and contemporary interior finishes.

THE LOUNGE



The ground floor features a welcoming entrance hallway leading through to a generous lounge where a bespoke media wall becomes the focal point of the space. It includes a 1.2m Evonic electric fireplace and a built-in 75-inch TV, creating a perfect setting for cosy nights in.

THE KITCHEN



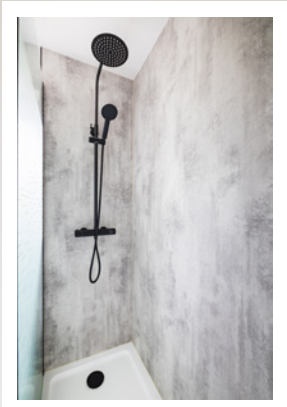
The adjoining kitchen and dining area offer a practical layout for daily life and entertaining with access to a convenient WC.





Upstairs, the home provides four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room. A modern family shower room serves the remaining bedrooms and is finished to a high standard.

THE SHOWER ROOM



BEDROOM 1



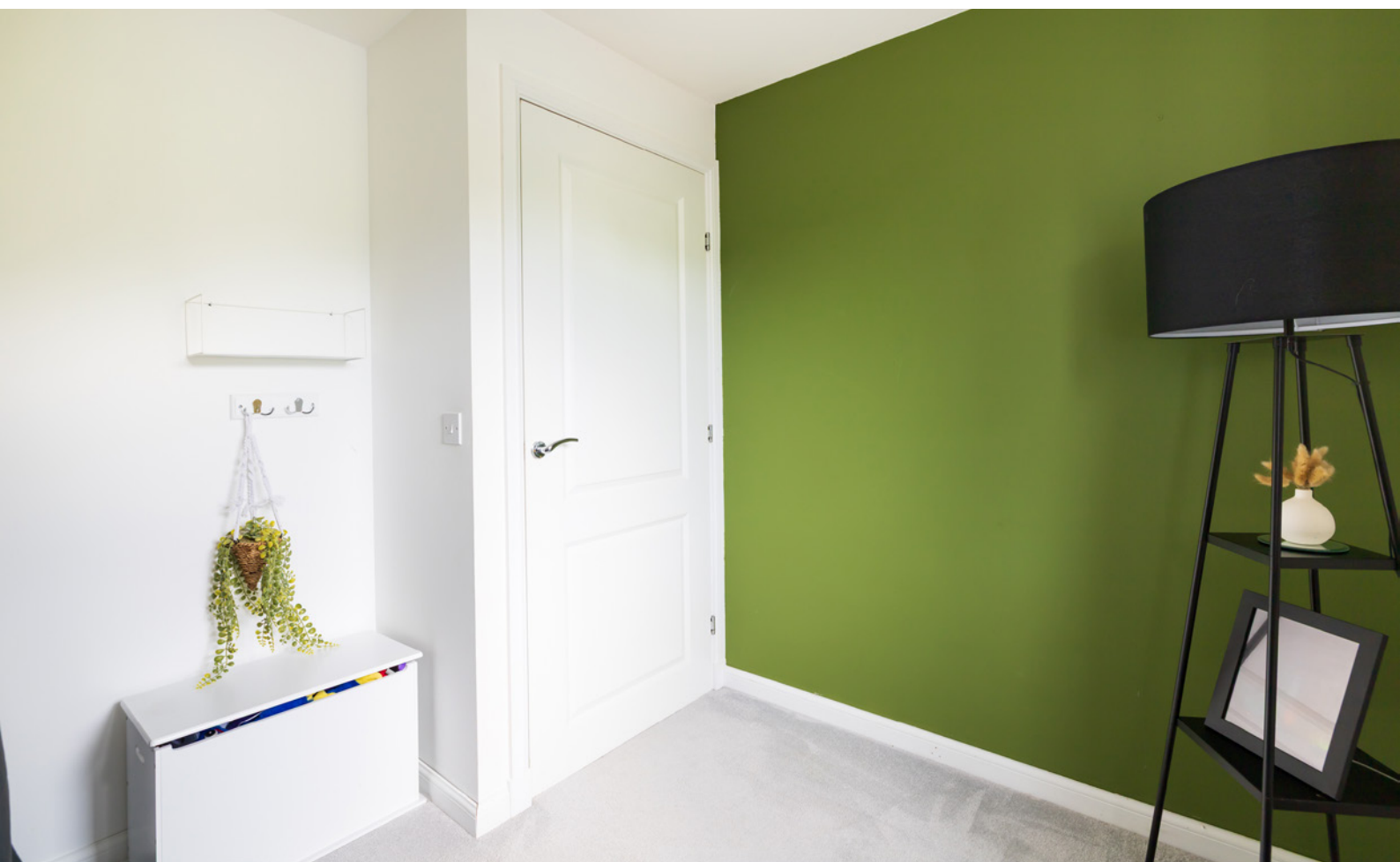
BEDROOM 2



BEDROOM 3



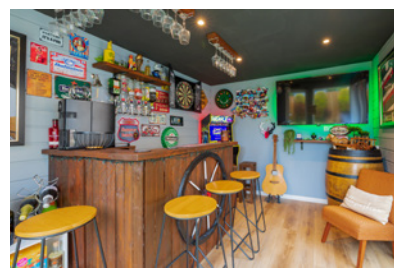
BEDROOM 4



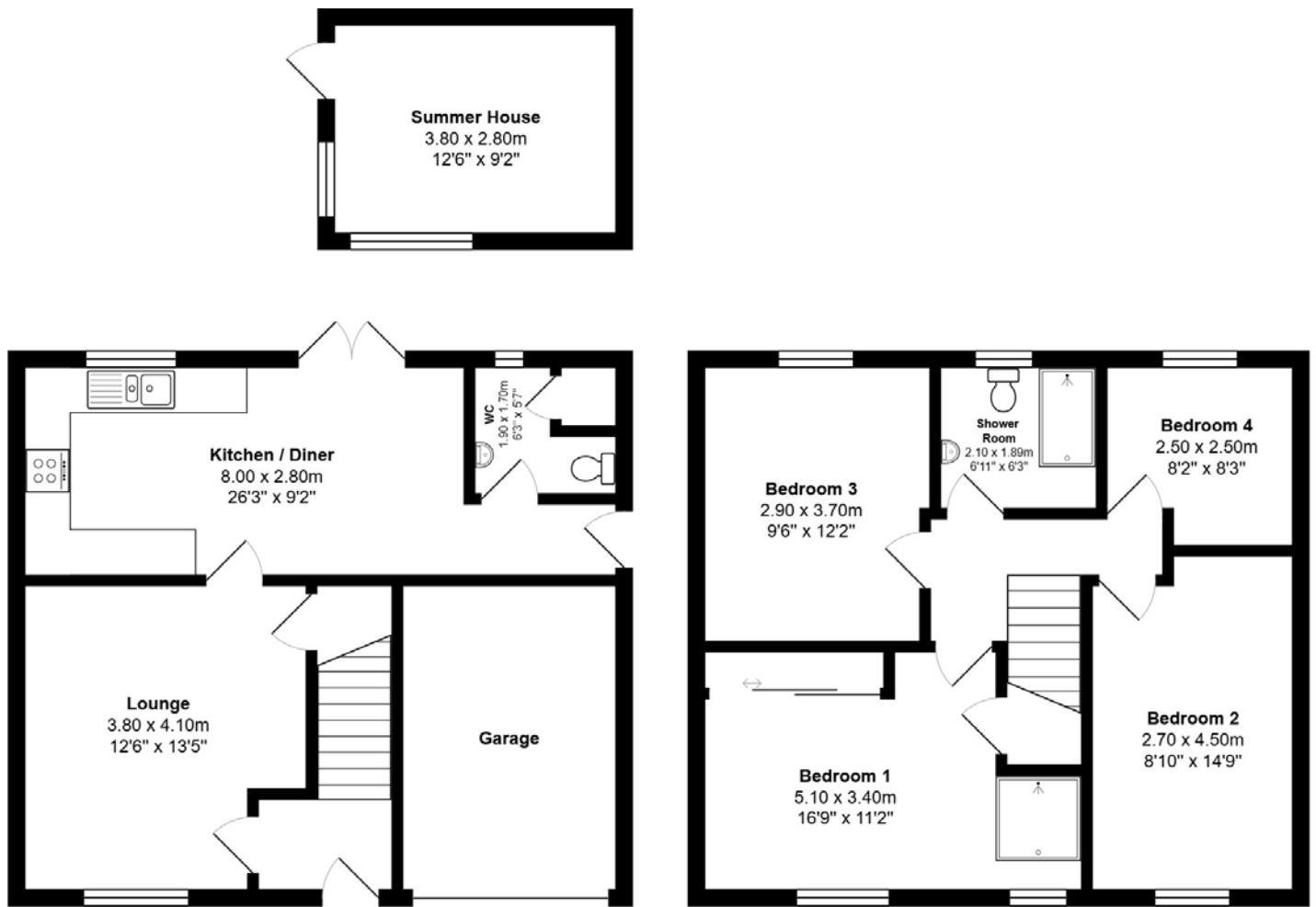
The rear garden has been carefully landscaped for low maintenance, featuring artificial grass, a raised decking area, and a private space currently used as a hot tub area, ideal for outdoor relaxation. Adding further value is the fully insulated garden room, complete with double glazing and electrics, currently used as a bar and entertaining space for friends and family.

With a driveway for two cars, modern finishes, and a fantastic outdoor setup, this home is ideal for families or professionals seeking versatile indoor and outdoor living within easy reach of local amenities, schools, and commuter routes.

EXTERNALS

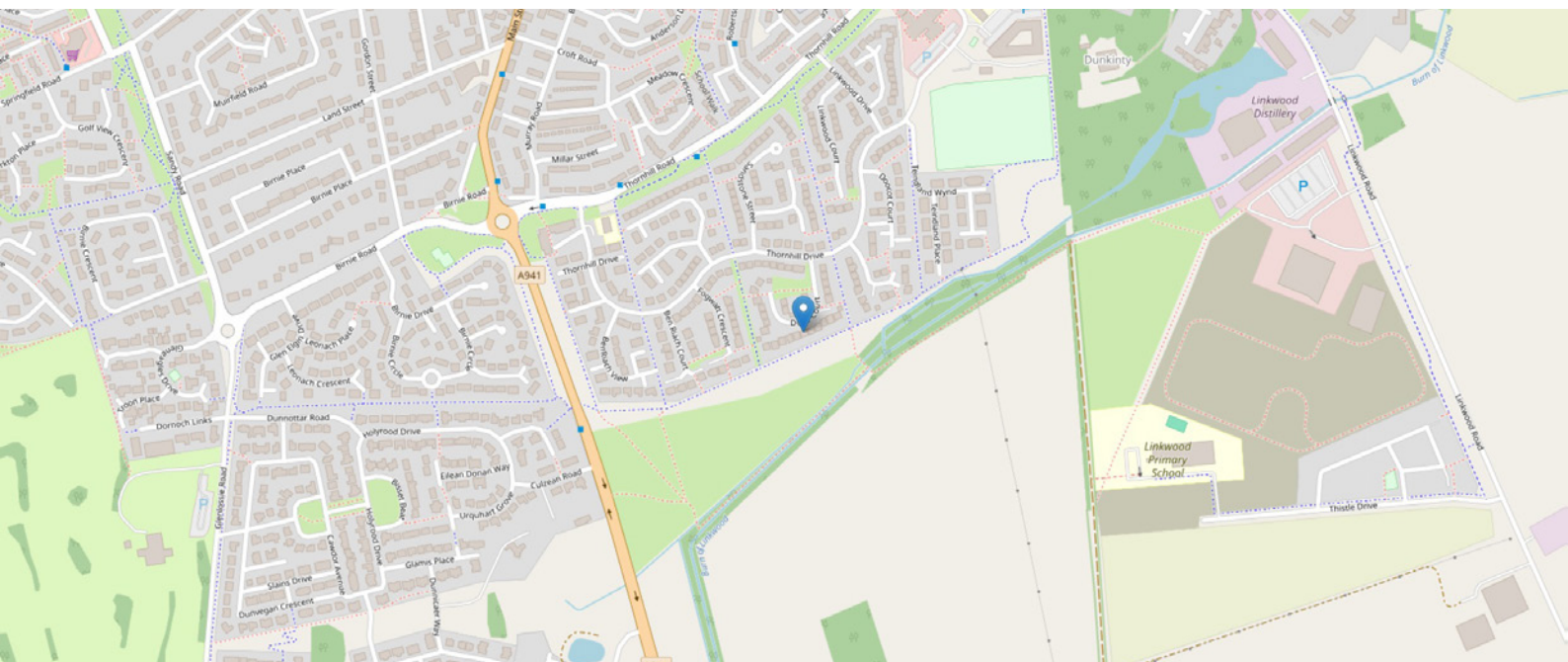


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 103m² | EPC Rating: C



THE LOCATION

Elgin is the administrative and commercial heart of Moray, providing a comprehensive range of local amenities, including supermarkets, schools, healthcare services, shops, cafés, and leisure facilities such as a cinema, swimming pool, and gym. The town benefits from excellent transport links, with regular rail services to Inverness, Aberdeen, and beyond, as well as direct road access via the A96. Inverness Airport is approximately 45 minutes away and offers frequent flights to major UK cities. Aberdeen International Airport, approximately one and a half hours by car, provides a broader range of domestic and international connections.





Families and professionals are particularly well served, with highly regarded primary and secondary schools nearby, along with reliable local and regional public transport.

For outdoor enthusiasts, the surrounding countryside and Moray coastline offer a wealth of recreational opportunities, from walking and cycling routes to golf courses, sandy beaches, and wildlife spotting along the Moray Firth. The area also boasts historic landmarks, whisky distilleries, and the charm of nearby Highland villages.

This is an ideal location for those seeking a high quality of life, offering a perfect mix of community, convenience, and natural beauty in the north of Scotland.



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