



8 DOVE COURT

ELGIN, IV30 6LH

£275,000
FREEHOLD

Deena Aranci from Aranci & Firth is delighted to introduce this beautifully presented four-bedroom detached home to the market. Nestled in the highly desirable cul-de-sac of Dove Court, within a family-friendly development in Elgin, this stylish residence is perfect for both families and professionals. Presented in true walk-in condition, it boasts spacious and contemporary living spaces that cater to the demands of modern family life.

The welcoming entrance hall leads to a bright and spacious lounge, creating a comfortable space to relax and entertain. To the rear of the property is a superb kitchen/dining room, perfect for everyday family life, with French doors opening onto the beautifully maintained enclosed rear garden, seamlessly blending indoor and outdoor living. A separate utility room, together with a convenient ground floor WC and storage cupboard, completes the accommodation on the ground floor.

Upstairs, the property offers four bedrooms, including an impressive principal bedroom with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, providing ample space for growing families or those working from home.

Externally, the property benefits from a garage, driveway and a lovely enclosed south facing rear garden, with the advantage of no houses behind it, offering a private and secure space for children, pets and outdoor entertaining.

Situated within a popular residential development, Dove Court is ideally located close to a range of local amenities, reputable schools, leisure facilities and transport links, making it an excellent choice for families and professionals.

 **ARANCI
& FIRTH**
PROPERTY

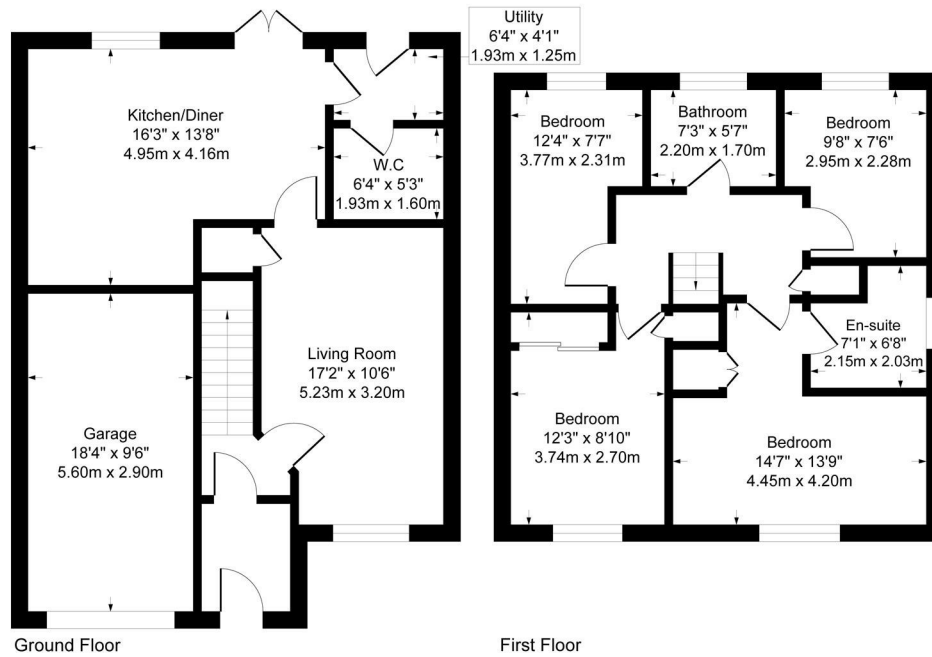
8 DOVE COURT

- Immaculate four-bedroom detached family home
- Presented in true walk-in condition
- Spacious kitchen/diner with French doors to the garden
- Bright and welcoming lounge
- Principal bedroom with stylish en-suite shower room
- Separate utility room and ground floor WC
- Enclosed, south facing rear garden with the advantage of no houses behind
- Garage and private driveway parking
- Perfect blend of style, space and practicality
- Highly desirable Elgin location





**Approximate Gross Internal Area
1336 sq ft - 124 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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