



26 Doocot Court, Elgin IV30 6LF

Offers Over £190,000



Key Features

- Well-presented semi-detached house
- Spacious Lounge
- Kitchen/Dining Room
- 3 Bedrooms
- Bathroom
- Study
- Enclosed rear garden



Well-presented semi-detached house in Doocot Court, with a spacious lounge and a kitchen/dining room. Featuring 3 bedrooms, a bathroom, and a study, it offers functional living spaces. Don't miss the opportunity to own this fabulous family home.

This semi-detached house in Doocot Court, Elgin, offers practical living with its well-presented interiors. The spacious lounge provides ample room for relaxation, while the kitchen/dining room is perfect for family meals. With three bedrooms and a study, there's plenty of space for work and rest.

The property includes a bathroom that caters to the household's needs efficiently. The enclosed rear garden is a notable feature, providing outdoor space for various activities. This home is designed to accommodate both comfort and functionality.

Elgin is known for its community atmosphere and provides access to local amenities and schools. The property's location offers convenience for daily commuting and leisure. Take the step to make this house your own.

Consider this opportunity to secure a home in Elgin without delay.





Lounge 4.53m x 3.61m

Composite front door leads to the well-presented lounge with window to the front fitted with blinds and curtains. Staircase to upper floor.

Study 2.36m x 1.64m

Currently in use as a small bedroom but would make an ideal study. Plumbing still in place to reinstate the room to a Guest WC if required.

Kitchen/Diner 4.56m x 2.54m

Fitted with a range of base and wall mounted units with ample worksurfaces. Sink and drainer beneath window to the rear with roller blind. Integrated oven and hob.

Spaces for fridge freezer, tumble dryer and washing machine. Room for dining table and chairs with a contemporary light fitting above. French doors to the rear garden.

Landing

Doors to all bedrooms and bathroom. Hatch to loft space.

Bathroom 2.00m x 1.70m

Double ended bath with mains shower fitted over and shower screen in place. Wash hand basin and wc. Opaque window to the rear.

Bedroom 2 2.47m x 3.43m

Double Bedroom with window to the rear fitted with curtains. Fitted wardrobe.

Master Bedroom 2.36m x 4.49m

Double bedroom with window to the front fitted with curtains. Fitted wardrobe.

Bedroom 3 2.07m x 2.86m

Single bedroom with window to the front with roller blind.

Outside

Low maintenance garden to the front comprising small area of lawn, with the remainder in stone chippings and paved path. Path leads down the side to the fully enclosed rear garden which has an area of lawn and a decked and paved patio. Tin shed. Two designated parking spots.

Fixtures and Fittings

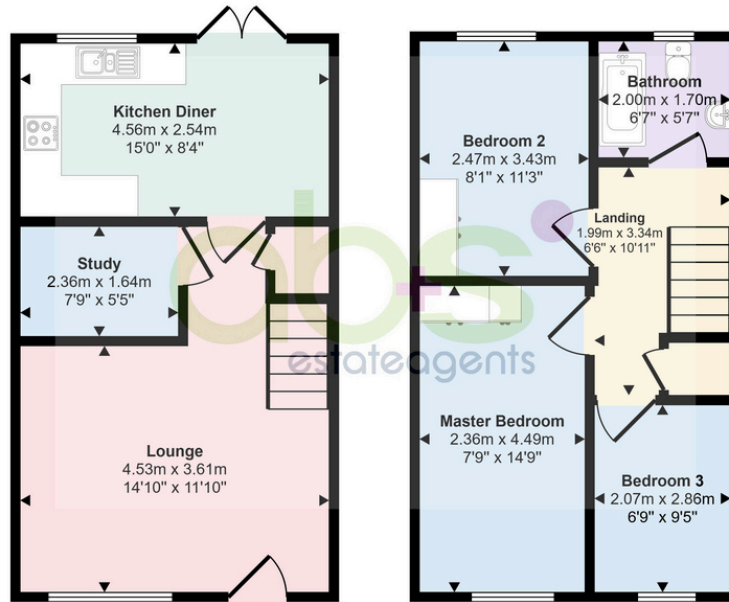
All floor coverings, blinds and curtains are included in the sale. All of the light fittings, apart from the kitchen, will be replaced with a pendant light.

Home Report

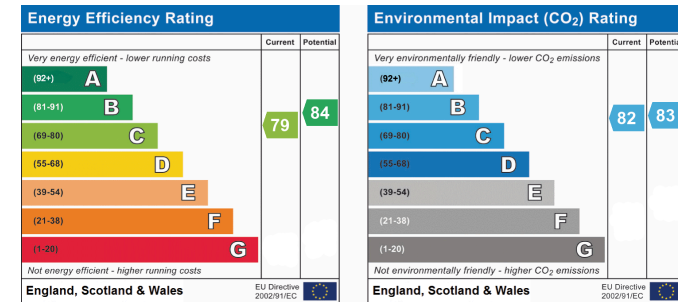
The home report valuation as of June 2026 is £190,000, the EPC rating is C and the council tax band is C



Approx Gross Internal Area
74 sq m / 798 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure Type: Freehold
Council Tax Band: C
Council Authority: Moray