



Dalvrecht Main Street, Urquhart IV30 8LG

Offers Over £185,000

ABSM Estate Agents Ltd

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- Detached 2-bedroom bungalow
- Lovely quiet village situation
- Beautifully presented garden grounds
- Generous driveway and timber Garage
- Greenhouse and outdoor patio seating area
- Bright lounge and dining room
- Modern fitted kitchen
- Contemporary shower room
- Double Glazing & Air source Heating



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 71 m2



Dalvrecht is a well-presented and charming two-bedroom detached bungalow, situated in the sought-after village of Urquhart in Moray. Offering comfortable single-level living, the property is ideal for first-time buyers, downsizers, or those seeking a peaceful location within easy reach of Elgin.

The accommodation is thoughtfully arranged and comprises a welcoming vestibule and hallway leading to a spacious lounge and dining area, filled with natural light and providing an ideal space for relaxing or entertaining. The fitted kitchen is positioned to the rear and offers practical workspace with access to the garden. There are two well-proportioned double bedrooms, both offering comfortable accommodation, along with a modern shower room. Externally, the property benefits from beautifully maintained gardens to both front and rear. The front garden features neat planting and a driveway providing off-street parking. The enclosed rear garden is a standout feature, offering a lush lawn, greenhouse, and seating area, perfect for enjoying outdoor living in a private setting.

Urquhart is a popular and well-connected village just a short drive from Elgin, offering access to a wide range of amenities including shops, schools, and transport links. The surrounding Moray countryside provides excellent opportunities for walking, cycling, and enjoying the outdoors.

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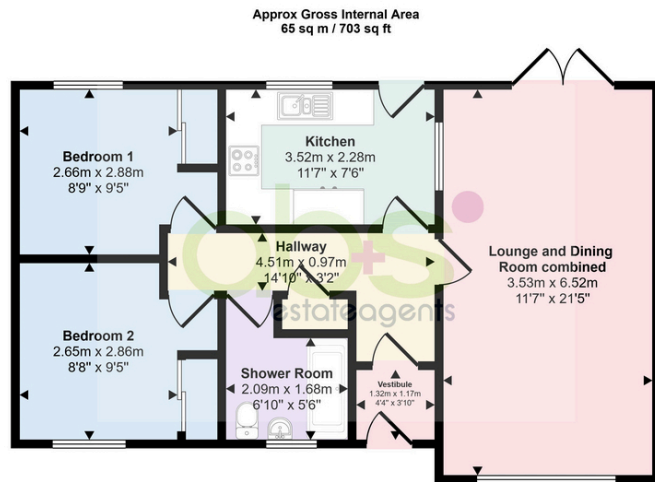
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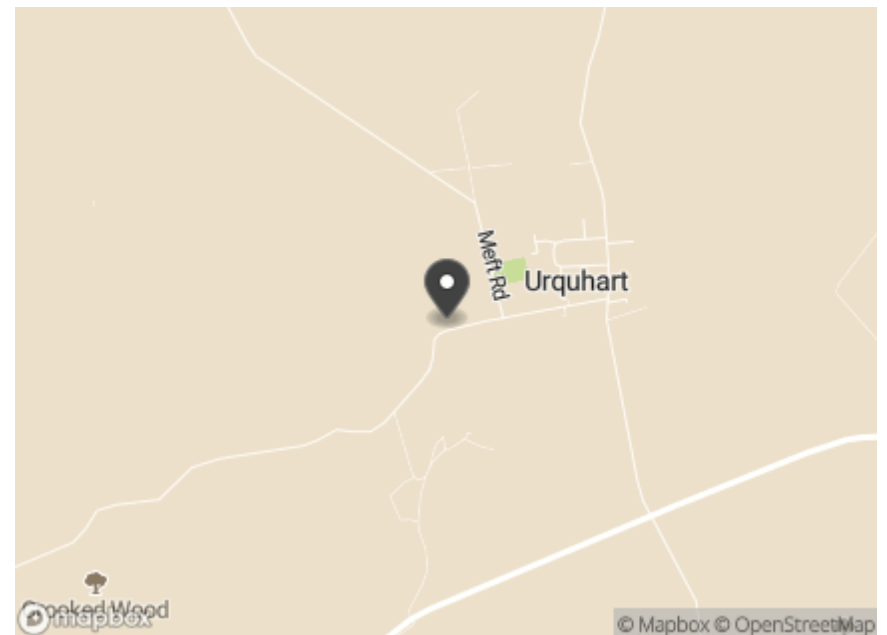


Floorplan

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	92	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



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151 High Street, Elgin, IV30 1DX

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Home Report valuation as at
June 2026 is £185,000

Council Tax Band C and EPC
rating is D.