





11 DOOCOT COURT

ELGIN, IV30 6LF

£190,000

FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this attractive semi-detached home, situated within a popular residential area of Elgin. Offering well-proportioned accommodation over two floors and presented in good decorative order throughout, this appealing property provides a comfortable and welcoming home, ideally suited to first-time buyers, couples and growing families alike.

The ground floor offers a welcoming living room, providing a comfortable setting for relaxing and spending time with family and friends. To the rear, the kitchen/diner provides a practical and sociable space for everyday living, with French doors opening directly onto the rear garden. This creates a lovely connection between the indoor and outdoor living areas, particularly during the warmer months. A convenient ground-floor WC completes the accommodation on this level.

Upstairs, there is the family bathroom and three well-proportioned bedrooms, offering flexibility for family living, guest accommodation or those requiring space to work from home. The principal bedroom is particularly appealing, benefiting from a useful walk-in wardrobe.

Externally, the property enjoys a rear garden that has the advantage of not backing on to neighbouring gardens, providing space for outdoor relaxation, entertaining or simply enjoying some time in the fresh air.

Doocot Court is a cul-de-sac conveniently positioned within an area of Elgin popular with families and professionals alike, with a range of local amenities, schools and transport links readily accessible. Offering a good balance of

ARANCI & FIRTH PROPERTY

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• Attractive modern semi-detached home with driveway • Three well-proportioned bedrooms • Presented in good decorative order • Spacious and welcoming living room • Kitchen/diner with French doors • Direct access to the well sized rear garden • Principal bedroom with walk-in wardrobe • Convenient ground-floor WC with plumbing in place for shower/laundry appliances • Modern family bathroom • Popular residential location in Elgin



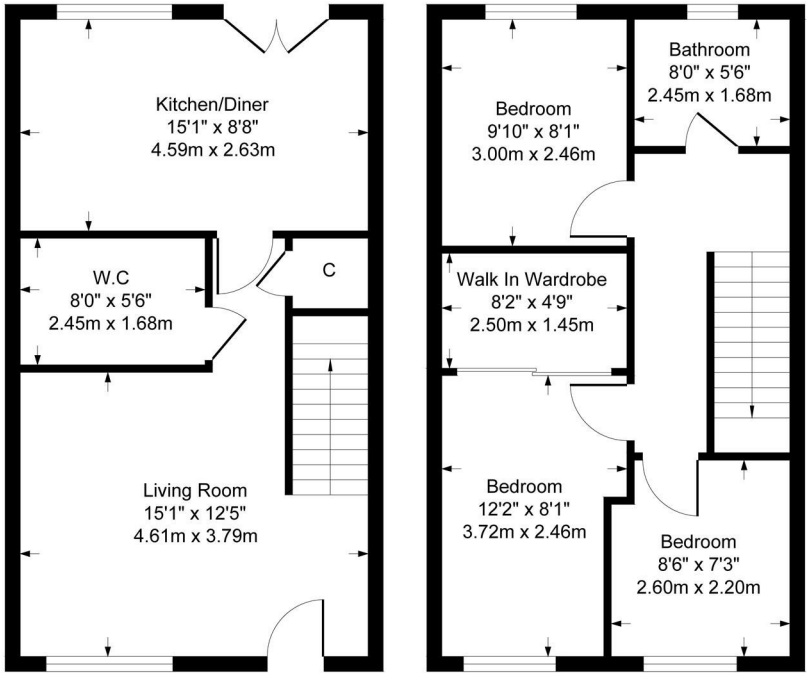




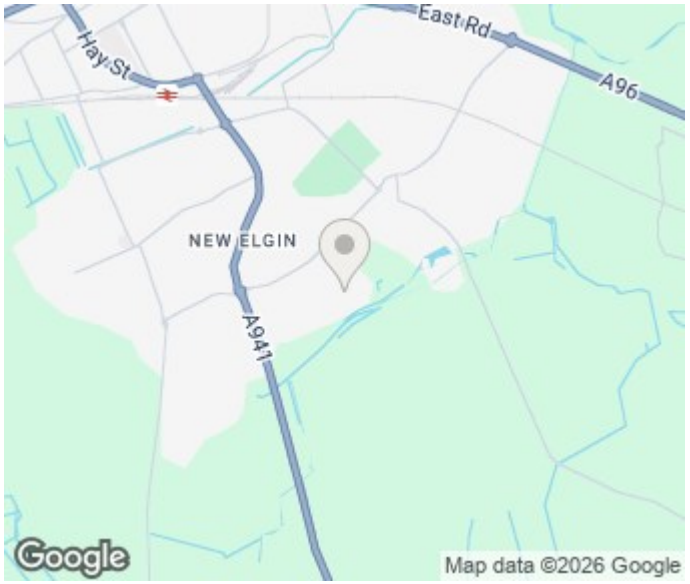


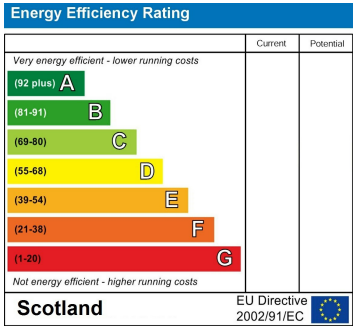


Approximate Gross Internal Area
838 sq ft - 78 sq m



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.





EPC Rating: Council Tax Band: C

Disclaimer: These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by us. We recommend that purchasers arrange for a qualified person to check all appliances/services before making a legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Photos may have been altered, enhanced or virtually staged for marketing purposes.

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

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