

11 Dove Court

MORAY, ELGIN, IV30 6LH



Four-bedroom property offering contemporary comfort and family appeal



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



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

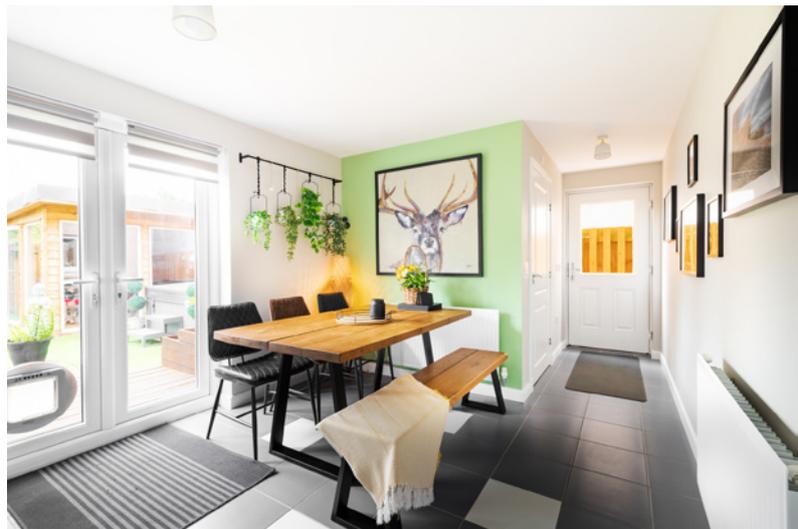


The ground floor features a welcoming entrance hallway leading through to a generous lounge where a bespoke media wall becomes the focal point of the space. It includes a 1.2m Evonic electric fireplace and a built-in 75-inch TV, creating a perfect setting for cosy nights in.

THE KITCHEN



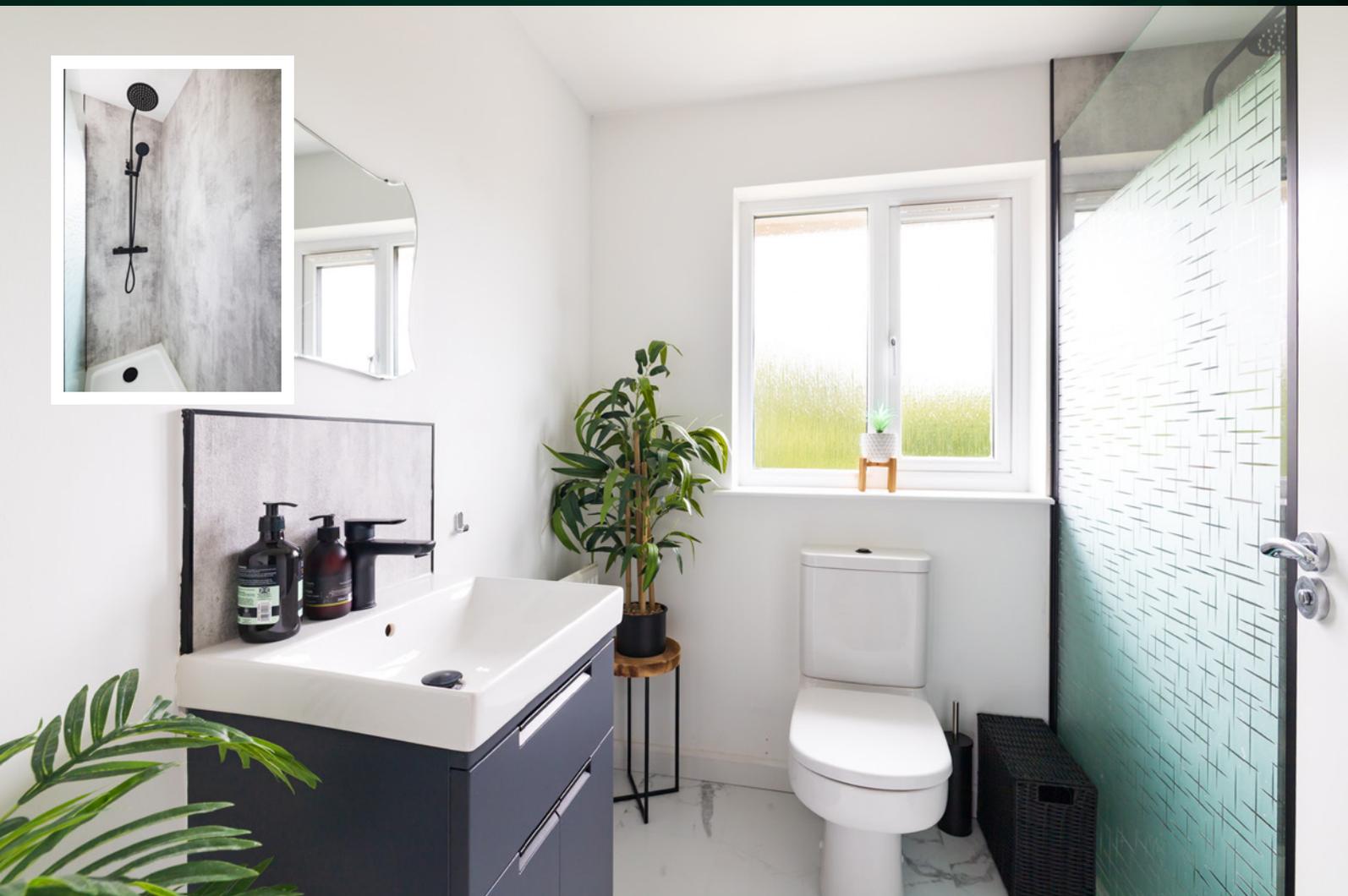
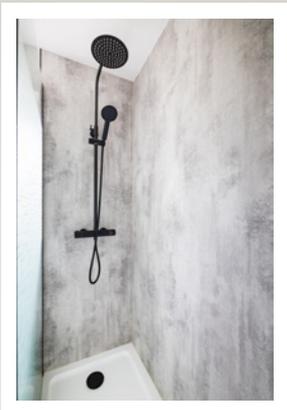
The adjoining kitchen and dining area offer a practical layout for daily life and entertaining with access to a convenient WC.





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



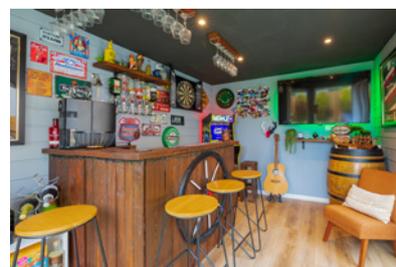
BEDROOM 4



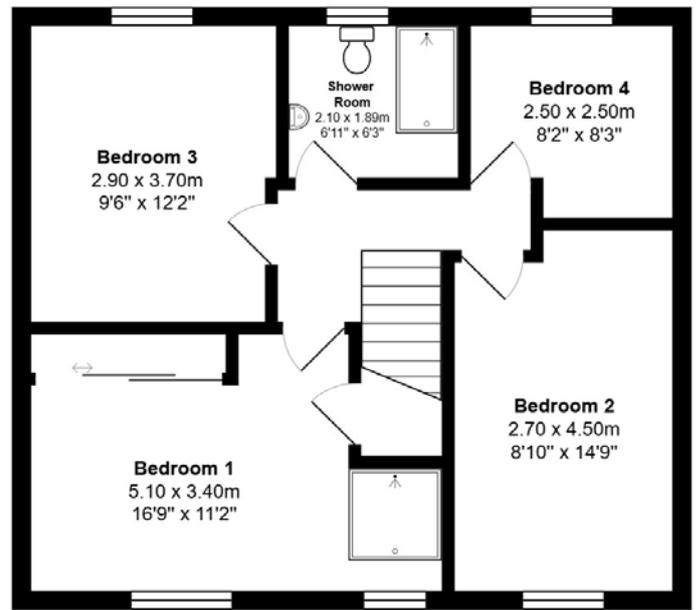
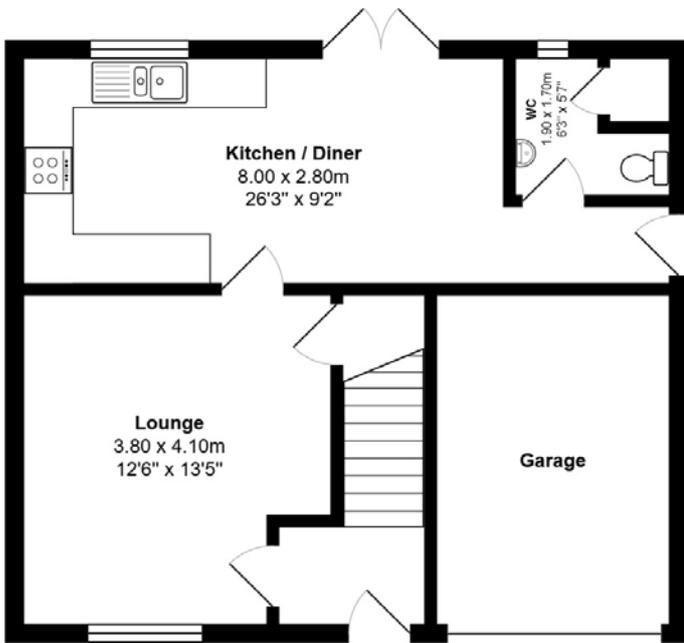
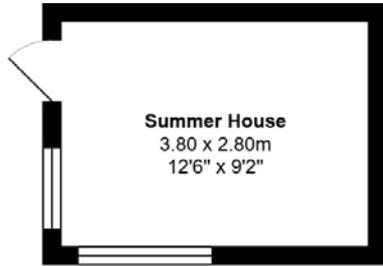
The rear garden has been carefully landscaped for low maintenance, featuring artificial grass, a raised decking area, and a private space currently used as a hot tub area, ideal for outdoor relaxation. Adding further value is the fully insulated garden room, complete with double glazing and electrics,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

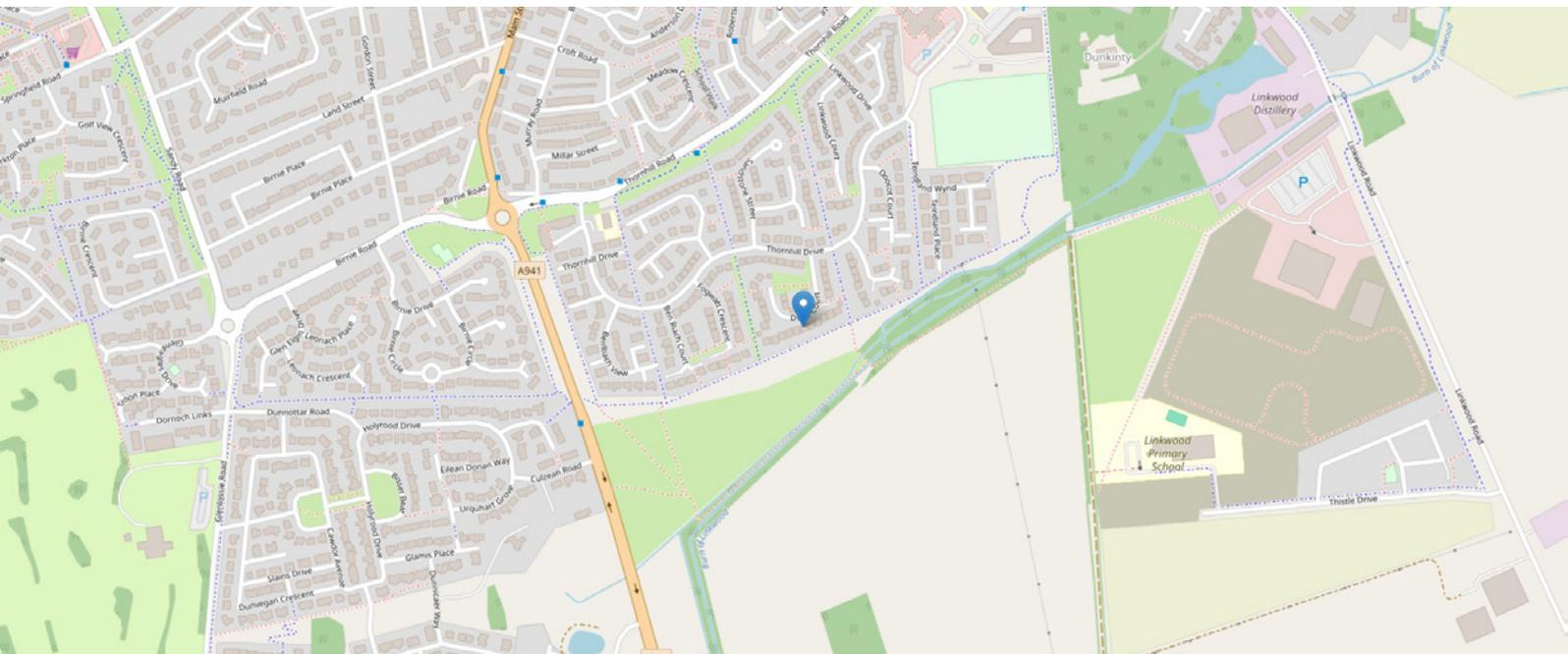


FLOOR PLAN, DIMENSIONS & MAP



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.

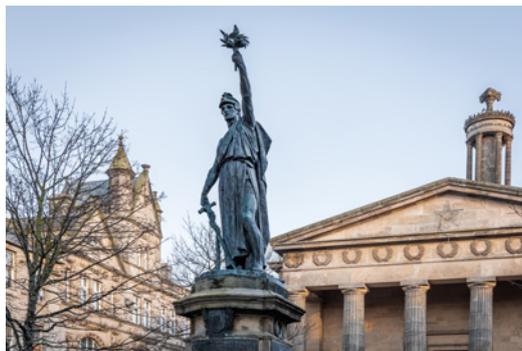




Families and professionals are particularly well served, with highly regarded primary and secondary schools nearby, along with reliable local and regional public transport.

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.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MARIE WOOD
Surveyor



Professional photography
MICHAEL MORLEY
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.