

48 Springfield Drive,

Elgin,

IV30 6XZ



Offers Over £195,000

Located within close proximity to Elgin's local amenities is this 3 Bedroom Semi-Detached Bungalow which benefits from a spacious Own Driveway leading to a Detached Garage.

Features

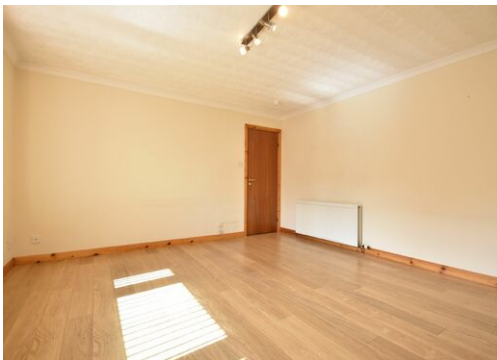
3 Bedroom Semi-Detached Bungalow

Own Driveway to Garage

Front and Rear Gardens

Double Glazing

Gas Central Heating with Worcester Gas Boiler



Located within close proximity to Elgin's local amenities is this 3 Bedroom Semi-Detached Bungalow which benefits from a spacious Own Driveway leading to a Detached Garage.

Accommodation a Hallway, Lounge, Kitchen, 3 Bedrooms and a Bathroom. The property benefits further from low maintenance Front and Rear Gardens.

3 Bedroom Semi-Detached Bungalow

Own Driveway to Garage

Front and Rear Gardens

Double Glazing

Gas Central Heating with Worcester Gas Boiler

Entrance to the property is via a side entrance door leading to:

Hallway

Coved ceiling with recessed lighting

Built-in storage cupboard housing the Worcester gas boiler

Fitted carpet

Lounge – 14'3" (4.34) x 13'5" (4.08)

Coved ceiling with light fitting

Double glazed window to the front

Double radiator

Laminate flooring

Kitchen – 11'10" (3.60) x 7'10" (2.38)

Coved ceiling with light fitting

Double glazed window to the front

Single radiator

Wall mounted cupboards and fitted base units

Single sink with drainer unit and mixer tap

Integrated gas hob with electric oven

Space to accommodate a washing machine and dishwasher

Space to accommodate a fridge/freezer

Vinyl flooring

Bedroom One – 12'7" (3.83) plus wardrobe space x 9'2" (2.79)

Coved ceiling with light fitting

Double glazed window to the rear

Single radiator

Built-in triple wardrobe with sliding mirrored doors

Fitted carpet

Bedroom Two – 9'3" (2.81) plus wardrobe space and door recess x 8'3" (2.51)

Coved ceiling with light fitting

Double glazed window to the rear

Single radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

Bedroom Three – 8’3” (2.51) max x 8’10” (2.69) max into recess

Coved ceiling with light fitting
Double glazed window to the rear
Single radiator
Fitted carpet

Bathroom – 8’2” (2.49) x 5’

Coved ceiling with recessed lighting
Double glazed frosted window to the side
Heated chrome style towel rail
Bath with shower screen, mains shower and wet wall finish to the bath area
Circular styled pedestal wash basin with mixer tap
Press flush W.C
Vinyl flooring

Gardens

A low-maintenance rear garden which is partly paved and gravelled with decked seating areas to one side and the rear

A side gate leads to the front of the garage and driveway

There is a side door to the garage gives direct access in from the garden area

Driveway and Garage (19’2” (5.84) max x 9’11” (3.35) internal measurements)

The property benefits from a patterned concrete driveway which leads to a Detached Garage

Garage is fitted with power and lighting within, a base unit with sink and cold-water tap is to the rear of the garage

Up and over door to the front with a side entry door leading out to the garden

Note 1

All light fittings and floor coverings are to remain.

Energy Performance Rate

Council Tax Band

Currently D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			89
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			







Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.