

5 Springfield Road  
Elgin  
Morayshire  
IV30 6BY



## Offers in the Region of £207,000

Benefiting from a Corner Plot position and a Southerly facing Rear Garden is this 2 Bedroom Detached House. The property features 2 Reception Rooms and its Own Driveway to the side of the property.

### Features

2 Bedroom Detached House

Sunny southerly facing Rear Garden

Corner Plot Position

uPVC Double Glazing

Gas Central Heating



Benefiting from a Corner Plot position and a Southerly facing Rear Garden is this 2 Bedroom Detached House. The property features 2 Reception Rooms and its Own Driveway to the side of the property.

Accommodation comprises a Hallway, Lounge, Dining Room, Kitchen, a Rear Entrance Porch and a Ground Floor W.C Cloakroom. The 1st floor comprises a Landing with a good sized storage cupboard, 2 spacious Double Bedrooms and a Bathroom.

2 Bedroom Detached House  
Sunny southerly facing Rear Garden  
Corner Plot Position  
uPVC Double Glazing  
Gas Central Heating

Hallway  
Pendant light fitting  
Double radiator  
A carpeted staircase leads up to the 1st floor landing  
Laminate flooring

Lounge – 15' (4.57) plus window recesses x 13'1" (3.98)  
Ceiling light fitting  
Double glazed window to the front and rear  
Double radiator  
A fireplace surround with a gas coal effect fire and tiled hearth  
2 built-in shelved storage cupboards  
Laminate flooring

Dining Room – 14'8" (4.47) plus window recess x 12'9" (3.88)  
Ceiling light fitting  
Double glazed window to the front and rear  
Double radiator  
A fireplace surround with a gas coal effect fire and tiled hearth

Kitchen – 11'6" (3.50) max x 10'6" (3.20) max  
Pendant light fitting  
2 double glazed windows to the rear  
Single radiator  
Fitted base units with roll top work surfaces  
Integrated gas hob and oven  
1 ½ style sink with drainer unit and mixer tap  
Space to accommodate a fridge/freezer, washing machine and tumble dryer  
Vinyl flooring

Rear Entrance Porch – 6'5" (1.94) 4' (1.21) plus door recess and cupboard space  
Double glazed Velux window  
Pendant light fitting

2 built-in shelved storage cupboards  
Vinyl flooring

W.C Cloakroom  
Double glazed Velux window  
Single radiator  
Pedestal wash basin and W.C  
Vinyl flooring

Landing  
Ceiling light fitting and loft access hatch  
Double glazed Velux window to the front  
A spacious built-in storage cupboard  
Fitted carpet

Bedroom One – 14'9" (4.49) max into coombe x 12'5" (3.78)  
A bright and spacious room  
Ceiling light fitting  
Double glazed window to the rear  
Fitted double wardrobe  
Fitted carpet

Bedroom Two – 14'9" (4.49) max into coombe x 12'11" (3.94)  
A bright and spacious room  
Ceiling light fitting  
Double glazed window to the rear  
Fitted double wardrobe  
Fitted carpet

Bathroom – 12'4" (3.76) x 5'11" (1.80)  
Ceiling light fitting  
Double glazed window to the rear  
Single radiator  
Bath with shower screen, mixer tap and shower fitting  
Pedestal wash basin and W.C  
Built-in storage cupboard  
Vinyl flooring

Garden  
A sunny southerly facing rear garden which wraps around both sides of the property  
Mostly laid to lawn with a decked seating area and 2 timber-built storage sheds  
A 2nd decked seating area is to one side

Driveway  
A gated access from King Street provides off-street parking

Notes 1  
All furniture items and white goods are available by separate negotiation.

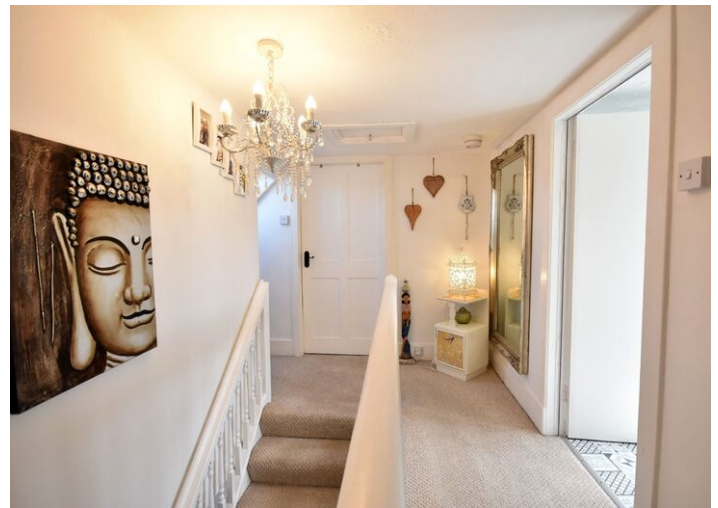
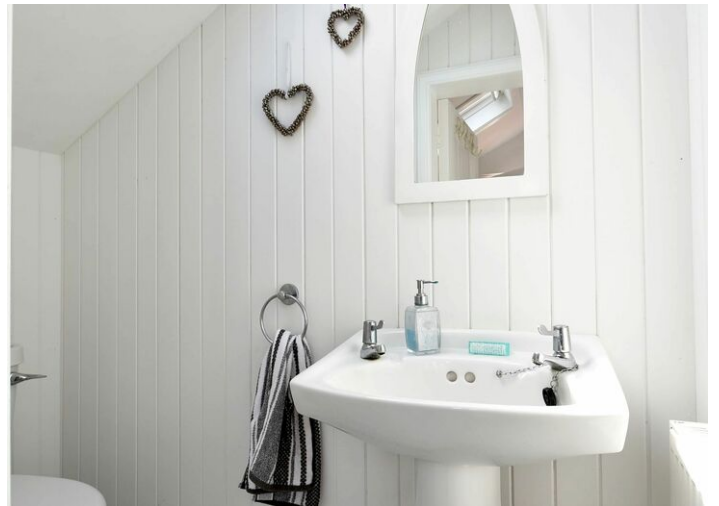
# Energy Performance Rate

# Council Tax Band

Currently C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	49		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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.