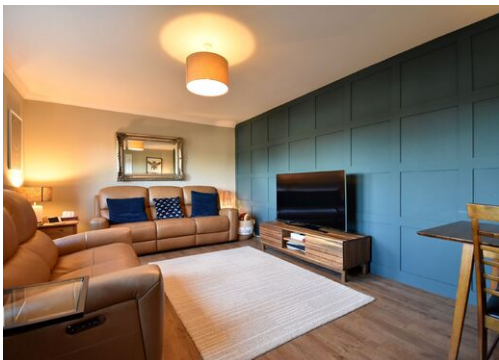


45 Springfield Road  
Elgin  
Morayshire  
IV30 6BZ



## Offers Over £185,000

Located within close proximity to Elgin's local amenities is this well presented 3 Bedroom End Terrace House which benefits from its Own Driveway, and a southerly facing Rear Garden which features a Detached and Insulated Home Bar / Office Space and 2 separate Storage Sheds.

### Features

Double Glazing

Gas Central Heating

Ground Floor Bathroom

En-Suite Shower Room to Bedroom 1

External Wall Insulation

Driveway

Outbuildings with Home Bar

Accommodation comprises a Lounge, Kitchen, Ground Floor Bathroom & a Conservatory. The First Floor Accommodation offers Bedroom 1 with En-suite Shower Room & 2 further Bedrooms

Access to the Property is via a uPVC Entrance Door which leads into the Hallway

Hallway

Ceiling light fitting

Double radiator

A carpeted staircase leads up to the First Floor Landing with a built-in under stairs dog bed

Fitted drawer & cupboards space as well as a built-in coat cupboard

Laminate flooring

Doors leads to the Lounge, Kitchen & the Ground Floor Bathroom

Lounge: 17'1" x 11'7" (5.2 x 3.52)

Coved ceiling with pendant light fitting

Feature panelling to side wall (which screens off the original fireplace which could be opened up if desired)

3 double glazed windows to the front aspect

Double radiator

Laminate flooring

Kitchen: 8'8" maximum x 17'1" (2.64 x 5.2)

Recessed LED lighting

Double glazed windows to the rear aspect

Double radiator

Range of wall mounted cupboards & display units with internal lighting

Fitted base units with butcher block affect worktops & a ceramic double sink with mixer tap

Integrated dishwasher, washing machine & fridge freezer

Rangemaster double oven & a 6 ring gas hob

Breakfast bar seating area

Laminate flooring

A Rear Entrance Door leads into the Conservatory

Conservatory: 9'10" x 8'11" (2.99 x 2.72)

Polycarbonate roof

Wall mounted light fitting

Double glazed windows to the rear & side aspect

Double glazed double doors which lead out to the Garden & a decked seating area

Fitted base unit to accommodate a tumble dryer

Laminate flooring

Modern Bathroom: 5'6" x 6'7" (1.67 x 1.99)

Recessed ceiling lighting

Double glazed frosted window to the rear aspect

Heated chrome style towel rail

3 piece suite with a fitted bath with mixer tap, rain head shower fitting & a shower screen

Part wet wall finish to the walls

Vinyl flooring

## First Floor Accommodation

### Landing

Ceiling light fitting

Loft access hatch

Double glazed window to the front aspect

Fitted carpet

Bedroom 1 with En-Suite: 11'8" x 11'10" into door recess reducing to 9'3" (3.55 x 3.6 reducing to 2.81)

Pendant light fitting

Double glazed window to the rear aspect

Double radiator

Fitted carpet

### En-Suite Shower Room

Plastic lined ceiling with a ceiling light fitting

3 piece suite with wet wall finish & mains shower to the shower cubicle enclosure

Wet wall finish to the walls

Vinyl flooring

Bedroom 2: 14'9" plus wardrobe space x 8'9" (4.49 x 2.66)

Pendant light fitting

Double glazed window to the front aspect

Double radiator

Large built-in double wardrobe with sliding doors

Fitted carpet

Bedroom 3: 10'10" maximum x 8'8" plus wardrobe space (3.3 x 2.64)

Pendant light fitting

Double glazed window to the rear aspect

Double radiator

Recessed open wardrobe with shelving & hanging space

Fitted carpet

## Outside Accommodation

Southerly Facing Garden with a decked seating area

Double gates to the side lead to the Driveway

Outside garden tap

Block built storage shed to one corner and a separate timber built shed alongside

Artificial grass with paving

Block Built Shed: 6'6" x 10' Internal measurements

Large Timber Built Storage Shed: 16'2" (4.93) x 7'4" deep (2.23)

Strip lighting

Double glazed window to the front

Canopied double door entrance

Home Bar (formerly the Garage): 19'9" (6.01) x 9'11" (3.02)  
 Double glazed double entrance doors  
 LED lighting  
 Kingspan insulated internally & plasterboard lined  
 Vinyl flooring  
 Fitted bar  
 Wall mounted electric panel heating  
 Fitted counter with circular sink & mixer tap (not connected)  
 Fitted shelving & display cabinets  
 Space to accommodate drinks fridge & a freezer  
 Space to accommodate a sofa

Driveway  
 Offers parking for 2 vehicles

Note 1  
 All light fittings, floor coverings & blinds are to remain. The drinks fridge in the home bar is available by separate negotiation.

## Energy Performance Rate

## Council Tax Band

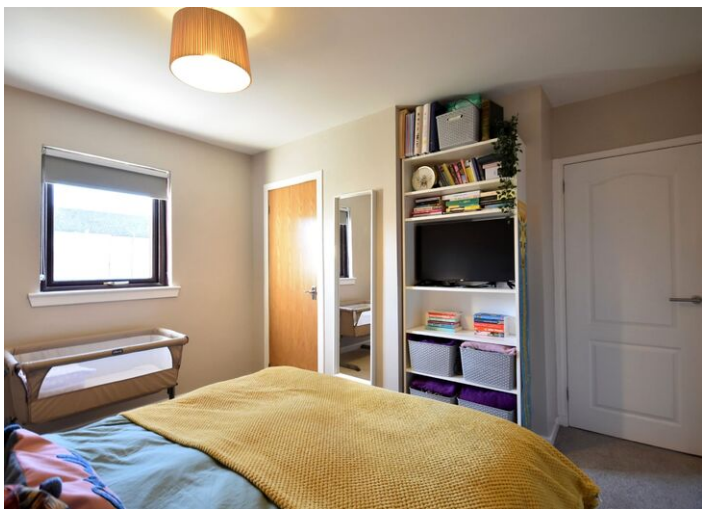
Currently B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			89
(69-80) <b>C</b>		76	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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.