

48 Springfield Road
Elgin
Scotland
IV30 6BZ



Offers Over £270,000

Located within the New Elgin side of the town is this Extended 3 Bedroom Detached Bungalow which benefits from its Own Driveway and Garage. The property has been extended and modernised by the current owners.

Features

Extended 3 Bedroom Detached Bungalow

Spacious Lounge with a vaulted styled ceiling

Modern Kitchen, Bathroom and grey internal grey doors

uPVC grey Double Glazing and Facias

Gas Central Heating



Located within the New Elgin side of the town is this Extended 3 Bedroom Detached Bungalow which benefits from its Own Driveway and Garage. The property has been extended and modernised by the current owners.

Accommodation comprises a Hallway, spacious Lounge with a vaulted styled ceiling, Dining Room, Kitchen, 3 Double Bedrooms and a Bathroom. The property benefits further from a low maintenance Rear Garden.

Hallway

Coved ceiling with recessed lighting

Loft access hatch

A contemporary styled grey wall mounted radiator

Built-in storage cupboard with shelf and hanging space within

Laminate flooring

Lounge – 16' (4.88) x 13'3" (4.03) plus door recess

This room is an extension to the original part of the property and provides a spacious room

Featuring a vaulted styled ceiling with double glazed windows to the rear

2 Double glazed Velux windows

2 twin-light wall mounted fittings

Double glazed folding doors to the side lead out to the garden

A contemporary styled grey wall mounted radiator

Tartan designed carpet

Dining Room – 13'8" (4.16) max x 13'4" (4.06)

Coved ceiling with pendant light fitting

Wood burning stove

A contemporary styled grey wall mounted radiator

Laminate flooring

The rooms opens into the extended Lounge area

Kitchen – 13'7" (4.13) max x 10'6" (3.20) max

A modern kitchen comprising recessed ceiling lighting

Double glazed window to the front

A modern range of wall mounted cupboards and fitted base units

Integrated gas 5-ring hob, combination microwave, oven, fridge/freezer, dishwasher and washing machine

Centre island unit providing further storage space and with a drinks chiller

Built-in storage cupboard

Laminate flooring

Double doors open into the Dining Room

A side entrance door leads to the Driveway and Garage

Bedroom One – 11'9" (3.57) x 10'8" (3.25) plus wardrobe space

Pendant light fitting

Double glazed window to the front

A contemporary styled grey wall mounted radiator

Built-in wardrobe

Fitted carpet

Bedroom Two – 10'2" (3.10) plus wardrobe space x 9'3" (2.81)

Pendant light fitting

Double glazed window to the rear

A contemporary styled grey wall mounted radiator

Built-in wardrobe

Fitted carpet

Bedroom Three – 10'10" (3.30) plus wardrobe space x 9'2" (2.79)

Pendant light fitting

Double glazed window to the rear

A contemporary styled grey wall mounted radiator

Built-in wardrobe

Fitted carpet

Bathroom – 8'9" (2.66) x 7'6" (2.28)

A plastic lined ceiling with recessed lighting

Double glazed frosted window to the front

A contemporary styled grey wall mounted radiator

Free-standing slipper design bath with black satin finish mixer tap

Walk-in design shower cubicle with black satin finish mains twin head shower and wet wall finish within

Fitted vanity unit with recessed wash basin and press flush W.C

Tiled walls and tiled flooring

Rear Garden

A low maintenance designed rear garden which is mostly paved with the rear part laid to artificial grass

Outside lighting

And a pathway leads round to the front of the property to which there is an additional front garden area

Driveway and Garage

The property benefits from its own driveway providing plenty of parking for vehicles and this leads to a Garage.

Note 1

All light fittings, floor coverings & blinds 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 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(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.