

15 Springburn Place
Elgin
Morayshire
IV30 6EY



Offers Over £175,000

Located within the New Elgin side of the town is this 3 Bedroom Semi-Detached House which benefits from its Own Driveway and Garage.

Features

- 3 Bedroom Semi-Detached House
- Own Driveway and attached Garage
- Enclosed Southerly Facing Rear Garden
- Double Glazing
- Gas Central Heating

Located within the New Elgin side of the town is this 3 Bedroom Semi-Detached House which benefits from its Own Driveway and Garage.

Accommodation comprises an Entrance Vestibule, Ground Floor W.C, Hallway, Lounge / Diner and a Kitchen / Breakfast Room. The 1st Floor comprises 3 Double Bedrooms and a Shower Room.

Entrance Vestibule

Pendant light fitting
Fitted carpet

Ground Floor W.C – 5'11" (1.80) x 4'7" (1.39)

Pendant light fitting
Double glazed window to the front
Pedestal wash basin and W.C
Laminate flooring

Hallway

Pendant light fitting
Single radiator
A carpeted staircase leads up to the 1st floor landing
A walk-in storage cupboard fitted with lighting within (7'7" max x 4'5") plus recess storage space
Fitted carpet

Lounge / Diner – 23'7" (7.18) x 10'4" (3.15) narrowing to 8'3" (2.51)

2 ceiling light fittings
Double glazed window to the front
Double glazed window and sliding patio door to the rear which leads out to the garden
A single and a double radiator
Fitted carpet

Kitchen / Diner – 13' (3.96) max x 10'4" (3.15) max

Ceiling light fitting
Double glazed window to the rear
Double radiator
Wall mounted cupboards and fitted base units
Integrated gas hob and electric oven
1 ½ style sink with drainer unit and mixer tap
Space to accommodate a washing machine and fridge
There is space to accommodate a breakfast/dining table within the room
Vinyl flooring
A rear entrance door leads out to the garden

1st Floor Accommodation

Landing

Ceiling light fitting
Loft access hatch
2 built-in shelved storage cupboards
Fitted carpet

Bedroom 1 – 12'9" (3.88) x 8'5" (2.56) plus wardrobe space and door recess

Pendant light fitting
Double glazed window to the front
Single radiator
Built-in wardrobe with sliding mirrored doors
Fitted carpet

Bedroom 2 – 11' (3.35) max into the recess x 10'6" (3.20)

Pendant light fitting
Double glazed window to the rear
Single radiator
Built-in wardrobe with sliding mirrored doors
Fitted carpet

Bedroom 3 – 10'11" (3.32) plus wardrobe space x 9'4" (2.84)

Ceiling light fitting
Double glazed window to the front
Single radiator
Built-in wardrobe with sliding mirrored doors
Fitted carpet

Shower Room – 7' (2.13) x 5'6" (1.67) plus cupboard space

Ceiling light fitting
Double glazed window to the rear
Heated towel rail
A walk-in design shower cubicle with wet wall finish within and an electric shower
Fitted vanity unit with a recessed wash basin and press flush W.C
Built-in storage cupboard
Vinyl flooring

Garden

An enclosed garden with a southerly facing aspect
Partly paved and partly laid to lawn with a concrete shed to one corner
A door gives rear access directly into the garage

Driveway

Off-Street parking for 1 vehicle

Garage

Up and over door to the front with a rear entry door giving access through to the garden
Fitted with lighting and power

Note 1

All light fittings & floor coverings are to remain.

Energy Performance Rate

Council Tax Band

Currently B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(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.