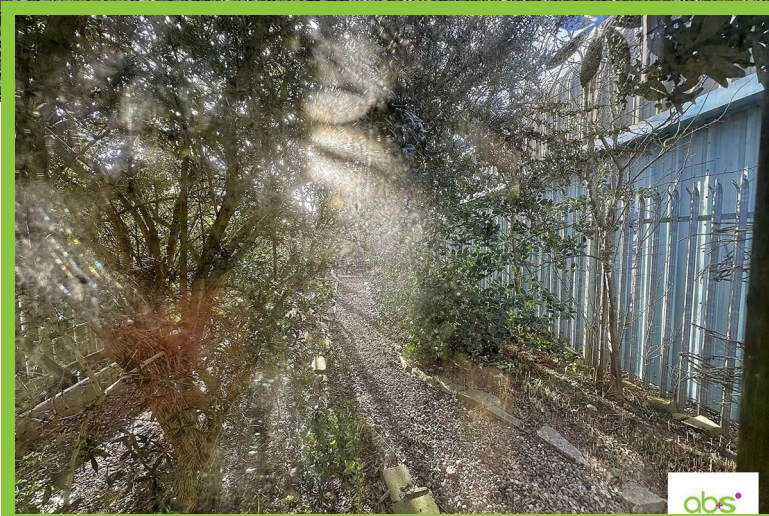
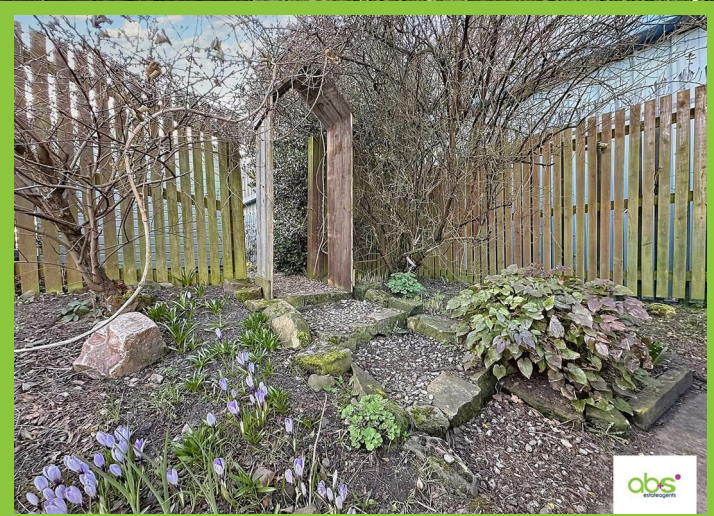




5 Springfield Drive, Elgin, IV30 6XZ

Offers Over £210,000





5 Springfield Drive Elgin, IV30 6XZ

Offers Over £210,000



Deceptively spacious semi detached 3 bedroom house with excellent social spaces including a lovely big Dining Kitchen and Conservatory as well as a lovely private garden as the house is tucked away in a cul de sac.

With gas central heating and sealed unit double glazing the accommodation comprises :- Entrance Vestibule, Hallway, Guest WC, Lounge, large Conservatory and generous Dining Kitchen. The upper floor affords 2 double Bedrooms, a single Bedroom and family Bathroom.

Externally there is a good sized garden with detached garage and generous parking plus a secret garden with Sitooterie.

An early viewing is highly recommended.

What3Words [///vent.today.posts](https://vent.today.posts)

Entrance Vestibule 3'0" x 6'1" (0.92 x 1.87)
Windows with blinds on 2 elevations. Ceiling light, laminate wood flooring. Door to :-

Hallway 3'8" x 12'4" (1.14 x 3.76)
Staircase to upper floor. Ceiling light fitting, radiator and laminate wood flooring. Understair cupboard.

Guest WC 2'11" x 6'1" (0.89 x 1.86)
Handy wc with toilet and wash hand basin. Ceiling light, radiator and laminate wood flooring. Opaque window with blinds.

Lounge 11'8" x 12'5" (3.58 x 3.8)
Lounge with triple front facing picture window. Decorative ceiling light. Archway to Dining Kitchen and double doors to the :-

Conservatory 11'8" max x 17'9" (3.58 max x 5.42)
Excellent "P" shaped Conservatory with windows all round on low height walls plus double doors to the garden. Twin spotlight, two radiators and wood laminate flooring.

Dining Kitchen 18'7" x 10'11" (5.68 x 3.35)
Lovely large family dining kitchen with 2 rear facing windows and glazed door bringing in lots of natural light. Good range of floor and wall mounted units with wood effect worksurfaces and upstands along with sink and drainer. Plenty room for all the necessary appliances as well as for a large table and chairs. Wall mounted boiler (replaced 2 years ago). Two triple spotlights, large radiator and laminate wood flooring.

Upper Landing 6'6" x 8'6" (2 x 2.6)
Carpeted staircase to the upper landing with storage cupboard. Hatch to partially floored loft. Ceiling light fitting and carpet. Doors to the 3 bedrooms and bathroom.



Bedroom 1 11'5" x 10'11" (3.5 x 3.33)
Double rear facing Bedroom. Large double wardrobe with floor to ceiling sliding mirrored doors. Central ceiling light fitting, radiator and carpet.

Bedroom 2 11'5" x 10'3" (3.48 x 3.14)
Double Bedroom, front facing with double wardrobe, again with floor to ceiling sliding mirrored doors. Ceiling light, radiator and carpet.

Bedroom 3 9'7" x 6'7" (2.93 x 2.03)
Single Bedroom with fixed fitted bed. Front facing. Ceiling light, radiator and carpet.

Bathroom 6'8" x 7'6" (2.04 x 2.31)
Family Bathroom with suite comprising bath, wc and wash hand basin. Mains shower fitted over the bath with wet wall panelling. Large opaque window. Ceiling spotlight, Xpelair and vinyl flooring.

Garden
Front garden laid to gravel chips with parking. Double gates to the side garden which is laid to an expanse of lawn and gravel chips (more parking). The rear garden is a is laid to decking edged with mature shrubs and kennel area to one side.

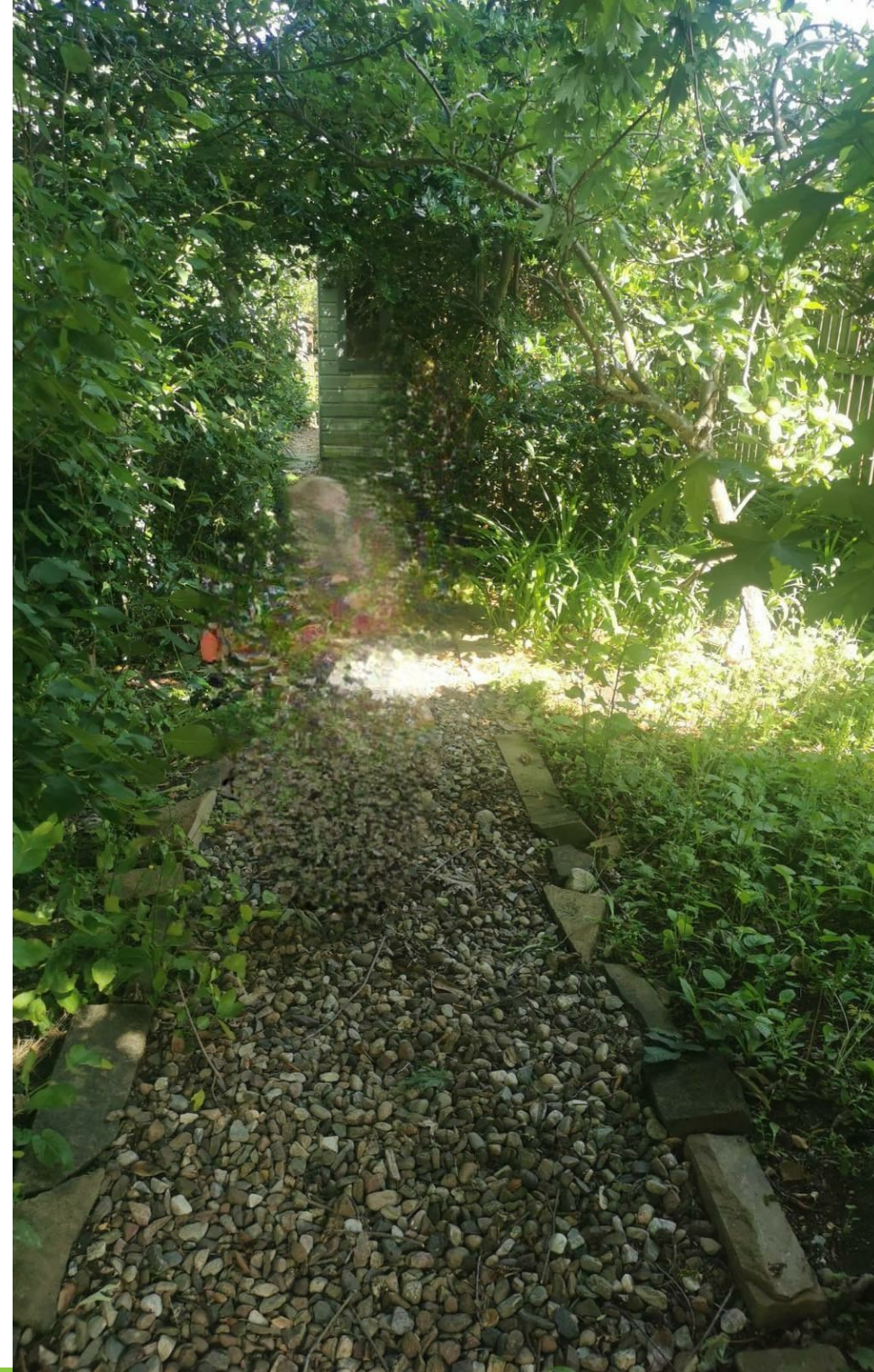
Garage 10'2" x 15'8" (3.1 x 4.8)
Garage with up and over door, light and power.

Secret Garden
Extra bit of garden

Sitooterie 9'9" x 6'5" (2.99 x 1.96)
Lovely wee retreat for enjoying some downtime.

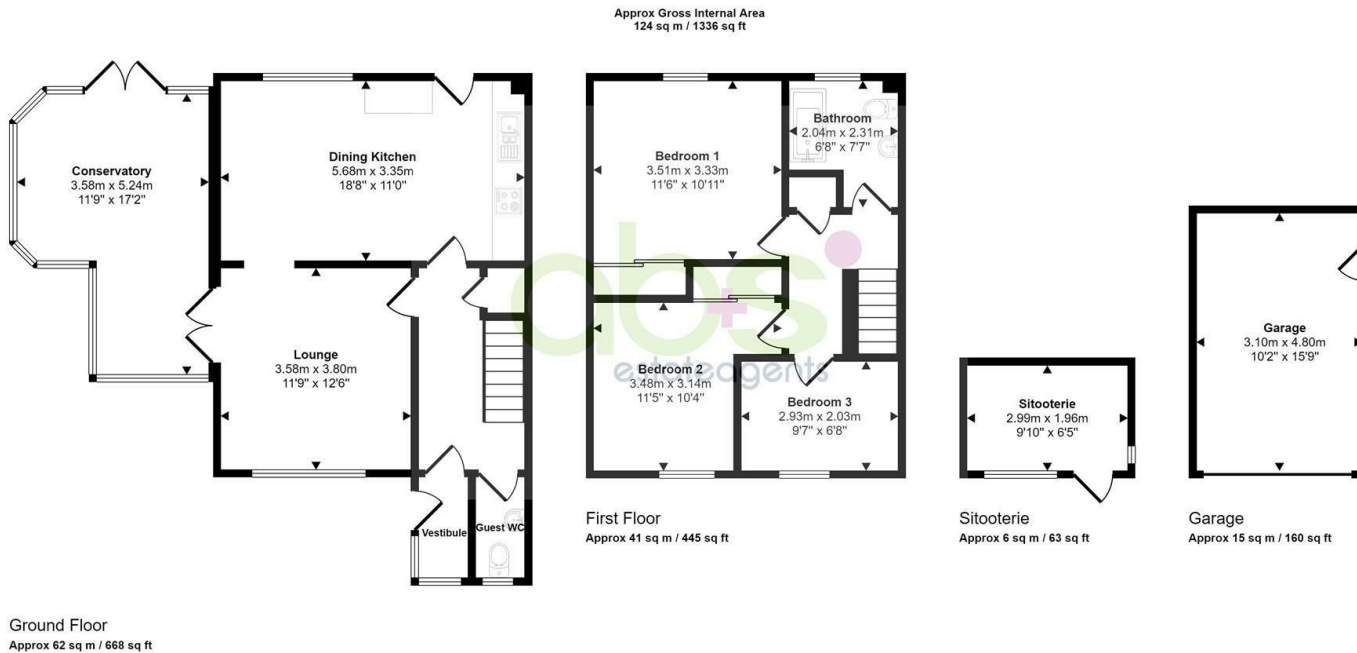
Fixtures and Fittings
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the integral gas hob, stainless steel splashbank and extractor hood.

Home Report
The Home Report Valuation as at 19th March, 2024 is £210,000, Council Tax Band D and EPI rating is C.

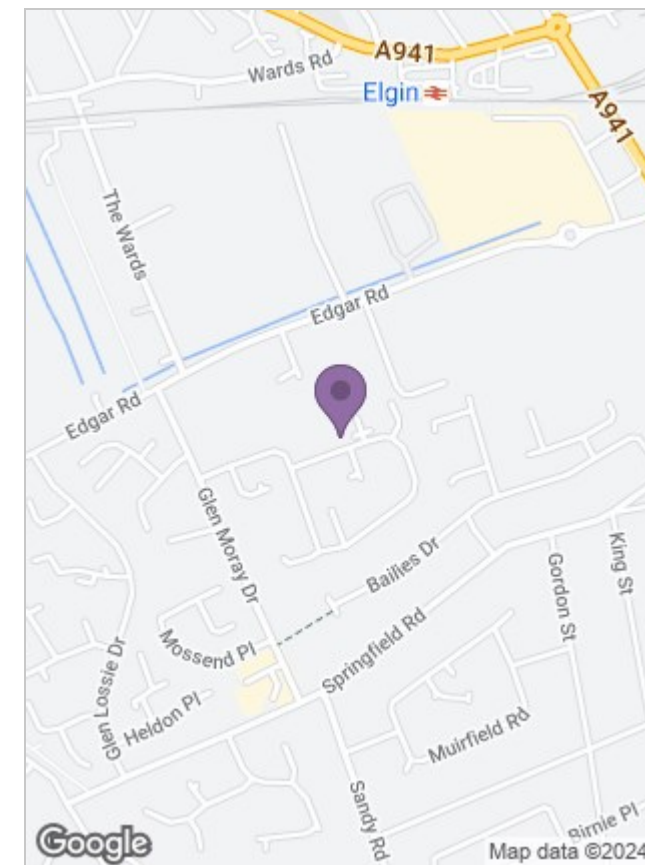








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland	EU Directive 2002/91/EC		

Viewing
if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.