



23 Springfield Drive, Elgin, IV30 6XZ

Offers Over £220,000



Welcome to 23 Springfield Drive, Elgin - a charming end terrace house that offers a perfect blend of comfort and style. This delightful property boasts 2 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 4 bedrooms and 3 bathrooms, there is plenty of room for the whole family to enjoy.

Situated in the picturesque town of Elgin, this property offers a peaceful retreat while still being conveniently located near local amenities. The house features a single garage, ensuring that you never have to worry about finding a spot after a long day.

Whether you're looking to host a cosy gathering in one of the reception rooms or unwind in the comfort of your own bedroom, this house has something for everyone. Don't miss out on the opportunity to make this lovely property your new home.

Hallway

Wooden front door with glazed panels leads to the Hallway. Door to Lounge and staircase to the first floor. Under-stair cupboard. Fitted carpet, pendant light, smoke detector and radiator.

Lounge

10'11" x 12'5" (3.33m x 3.80m)
Window to the front with curtain pole. Laminate flooring, ceiling light fitting and radiator. Double French doors to Family Room and double French doors to Dining Kitchen.

Family Room

15'10" x 9'8" (4.84m x 2.96m)
Window to the front with curtain pole. Laminate flooring, two ceiling light fitting and radiator. Door to Utility Room.

Utility Room

7'6" x 8'0" at widest points (2.31m x 2.45m at widest points)
Window to rear with blinds. Plumbing for washing machine. Space for tumble dryer. Wall mounted gas central heating boiler, laminate flooring; pendant light fitting and extractor. Door to Guest WC.

Guest WC

6'4" x 3'0" (1.94m x 0.92m)
Two piece white suite comprising WC and wash hand basin. Vinyl flooring, extractor, radiator and light fitting.

Dining Kitchen

17'9" x 10'7" (5.42m x 3.23m)
Spacious Dining Kitchen fitted with a range of beech base and wall mounted units. Built-in double electric oven, four ring gas hob and hood. One and a half bowl sink and drainer. Plumbing for dishwasher. Space for under-counter fridge. Ample space for dining table and chairs. Two pendant lights, radiator and tile effect laminate flooring. Window to the rear with roller blind. Door to rear garden.

Upper Floor

Carpeted staircase leads to the upper floor. Hatch to loft space. Doors to all Bedrooms and Bathroom. Pendant light and smoke detector.





Bathroom

6'2" x 7'6" (1.89m x 2.31m)

Window to rear with net curtains. Three piece suite in white comprising sink, WC and bath with mains shower fitted over. Ceramic tile flooring, recessed spotlights; ceiling extractor, shaver point and radiator.

Bedroom 2

8'6" x 10'11" (2.60m x 3.35m)

Double Bedroom with window to rear. Triple built-in wardrobe with mirrored doors. Wood effect laminate flooring, pendant light and radiator.



Master Bedroom

13'8" x 12'0" (4.17m x 3.68m)

Double Bedroom with window to the front fitted with curtains. Built-in wardrobes with mirrored doors. Recessed spotlights, two wall mounted light fittings, fitted carpet and radiator. Door to:-

Ensuite Shower

7'5" x 5'9" (2.27m x 1.76m)

Three piece white suite comprising WC, wash hand basin and shower cubicle. Shaver point, vinyl flooring, recessed spotlights and extractor. Opaque window with nets.

Bedroom 3

8'5" x 8'9" (2.58m x 2.67m)

Double Bedroom with window to the front fitted with curtains. Cupboard. Fitted carpet, recessed spotlights and radiator.

Bedroom 4/Study

8'9" x 6'5" (2.67m x 1.96m)

Single Bedroom or Study with window to the front fitted with curtains. Radiator, pendant light and fitted carpet.



Garage

Single garage with up and over door.

Outside

The garden to the front is mainly laid to lawn with gravel and plant borders. A pathway leads round the side of the house. The paved rear garden is fully enclosed and has a summer house.

Home Report

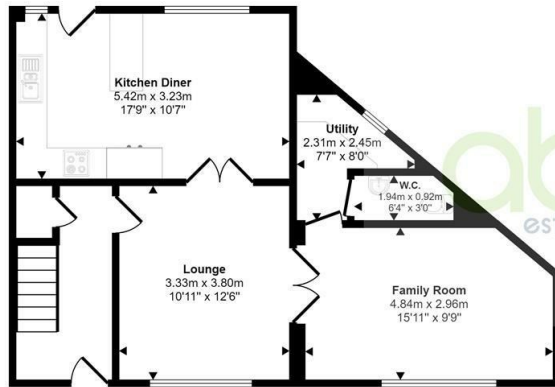
The Home Report Valuation as at April, 2024 is £220,000, Council Tax Band E and EPI rating is *.

Fixtures and Fittings

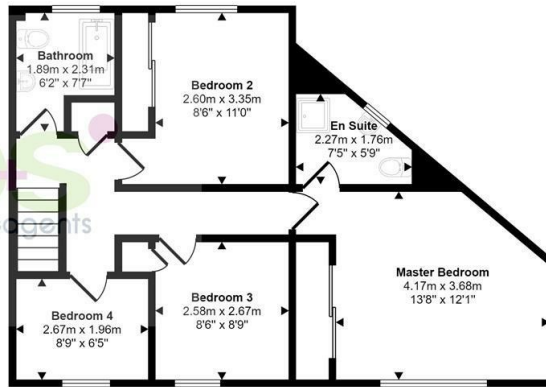
The fitted floor coverings, curtains (except Lounge and Family Room), blinds and light fittings will be included in the sale price along with the hob and oven.



Approx Gross Internal Area
121 sq m / 1304 sq ft

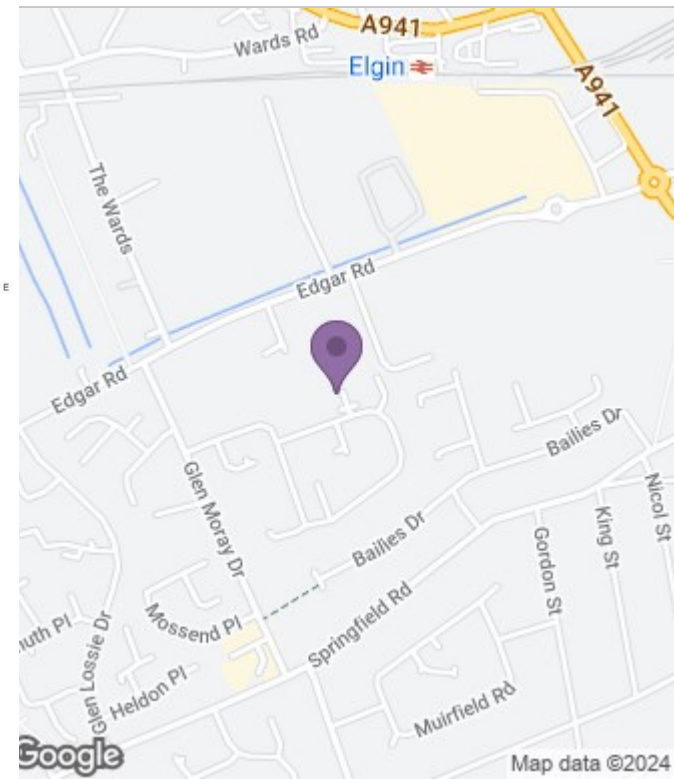


Ground Floor
Approx 60 sq m / 647 sq ft



First Floor
Approx 61 sq m / 657 sq ft

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

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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