





2 THE MEWS SPRINGFIELD GARDENS

ELGIN, IV30 6UX

£240,000

FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring to the market this beautifully presented terraced home, situated within the popular residential area of Springfield Gardens, Elgin. Arranged over two floors, this attractive property offers well-proportioned and thoughtfully arranged accommodation, presented in excellent walk-in condition throughout.

The ground floor comprises an entrance hallway leading to a comfortable lounge, which features double French doors opening into the well-equipped kitchen and dining room. This bright and welcoming space enjoys further French doors providing direct access to the enclosed rear garden, creating an excellent flow between the indoor and outdoor living areas. A separate utility room, WC and integral garage complete the ground-floor accommodation.

Upstairs, there are three well-proportioned bedrooms, all with fitted storage, including a principal bedroom with its own en-suite shower room, together with a family bathroom, both of which have been upgraded by the current owners.

Externally, the property benefits from an enclosed rear garden, providing a pleasant space for relaxing and outdoor enjoyment. The integral garage offers useful storage and parking, with additional off-street parking for a further vehicles to the front.

Offering comfortable, modern living in a popular residential location, this is an excellent opportunity for first-time buyers, families or those seeking a well-maintained home close to Elgin's range of local amenities and facilities.

ARANCI & FIRTH PROPERTY

2 THE MEWS SPRINGFIELD

• Immaculately presented three-bedroom home • Excellent walk-in condition throughout • Three well-proportioned bedrooms with fitted wardrobes • Principal bedroom with en-suite shower room • Bright lounge with double French doors leading into dining kitchen • Well-equipped kitchen with breakfast bar and quality appliances • Dining area with French doors opening directly onto the rear garden • Separate utility room and ground-floor WC • Integral garage and off-street parking for three vehicles • Enclosed rear garden with shed and decked seating area



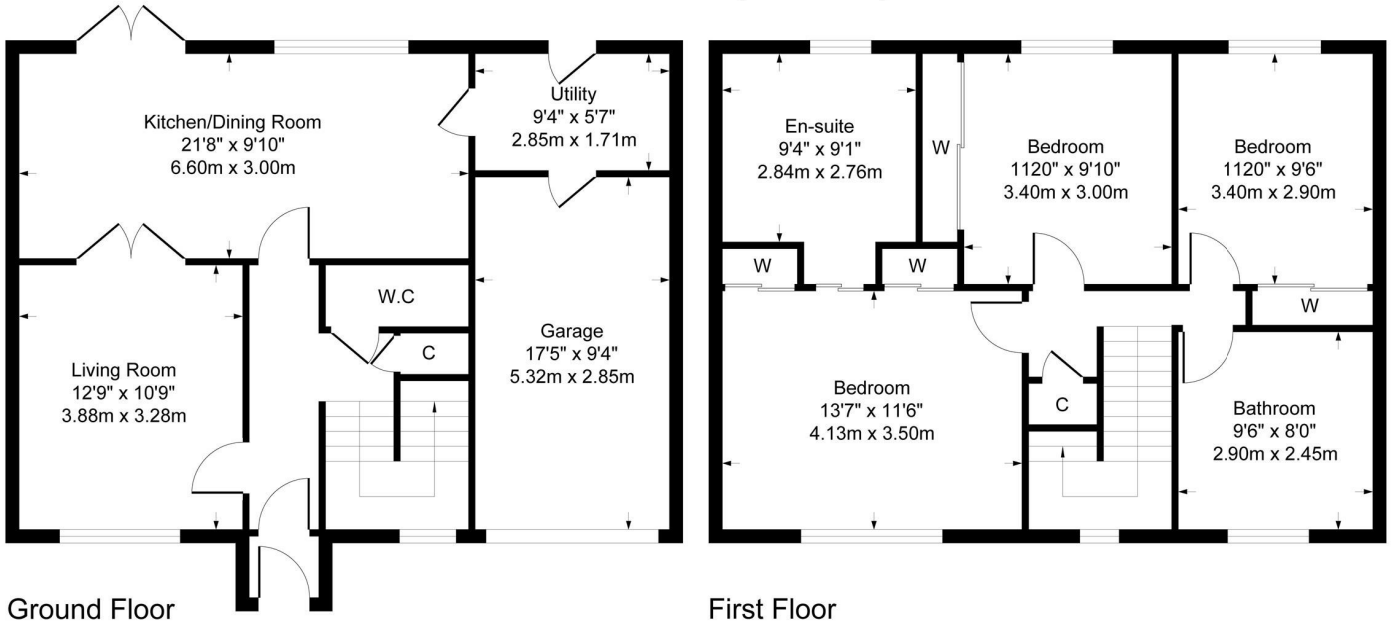






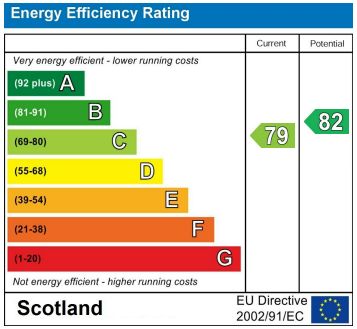


Approximate Gross Internal Area = 1279 sq ft - 119 sq m
Garage Area = 159 sq ft - 15 sq m
Total Area = 1438 sq ft - 134 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.





EPC Rating: C Council Tax Band: E

Disclaimer: These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by us. We recommend that purchasers arrange for a qualified person to check all appliances/services before making a legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Photos may have been altered, enhanced or virtually staged for marketing purposes.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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