



## 75 SPRINGFIELD ROAD

ELGIN, IV30 6BZ

£135,000  
FREEHOLD

Deena Aranci of Aranci & Firth Estate Agents is delighted to present this charming end-terrace home, ideally located on the popular Springfield Road in New Elgin.

Set within a well-established residential area, this lovely property offers an excellent blend of comfort and convenience, making it ideal for first-time buyers, small families or those seeking a home in walk-in condition. The accommodation is well laid out to maximise both space and natural light, creating a warm and inviting atmosphere throughout.

The ground floor features a bright open-plan kitchen, dining and living area, perfectly suited to modern living. The recently fitted kitchen provides a stylish and practical space, while the comfortable lounge area is enhanced by a cosy log-burning stove. French doors lead directly to the rear garden, allowing for easy indoor-outdoor living.

Upstairs, there are two well-proportioned bedrooms and a neatly presented shower room, offering comfortable and functional accommodation.

Externally, the property benefits from a south-facing rear garden designed for low maintenance, complete with useful outbuildings. To the front, a gated driveway with carport provides off-street parking for multiple vehicles.

Springfield Road is conveniently located close to local amenities, schooling and transport links, with Elgin town centre just a short distance away.

 **ARANCI  
& FIRTH**  
PROPERTY

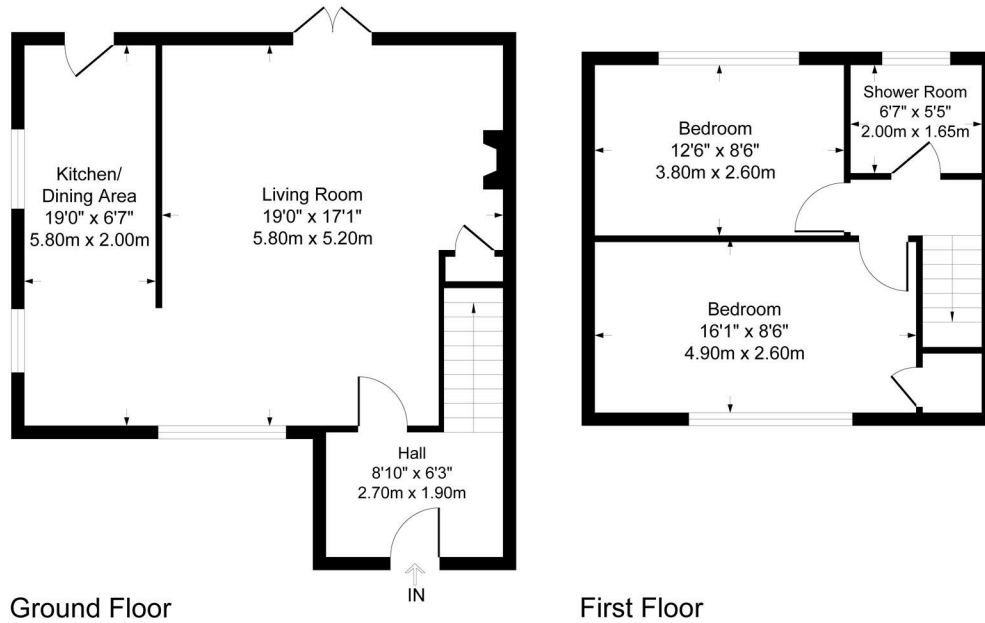
## 75 SPRINGFIELD ROAD

- Sought-after Springfield Road location in New Elgin
- Ideal first-time buy or investment opportunity
- Stylish open-plan kitchen/dining/living space
- Newly fitted modern kitchen
- Cosy lounge with log-burning stove
- French doors opening to rear garden
- Two spacious and bright bedrooms
- Well-presented shower room
- South-facing, low-maintenance garden with outbuildings
- Gated driveway with carport for multiple vehicles





Approximate Gross Internal Area  
850 sq ft - 79 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

**EPC Rating: D Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

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