



2 SPRINGFIELD GARDENS

ELGIN, IV30 6XX

£165,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring this attractive end-terraced home to the market. Situated within the popular Springfield Gardens area of Elgin, this beautifully presented two-bedroom property has been stylishly upgraded by the current owner, offering a property in walk-in condition, a large enclosed garden and off-street parking, making it an excellent choice for first-time buyers, couples or those looking to downsize.

The accommodation begins with a vestibule leading into the welcoming living room, providing a comfortable space to relax, with a door giving direct access to the garden whilst the kitchen/dining room offer a practical and sociable space for everyday living.

Upstairs, there are two well-proportioned bedrooms both with fitted storage, complemented by a modern shower room. The property is presented in immaculate condition throughout, allowing prospective purchasers to move straight in and enjoy their new home.

Externally, the large enclosed garden provides excellent outdoor space for relaxing, entertaining or enjoying time with family and friends. Off-street parking adds further convenience to this appealing home.

Springfield Gardens is conveniently located for Elgin's wide range of amenities, including shops, supermarkets, schools and leisure facilities and transport links.

Combining contemporary presentation, practical accommodation and attractive outdoor space, this delightful home represents an excellent opportunity for buyers seeking a property ready to enjoy from day one.

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PROPERTY

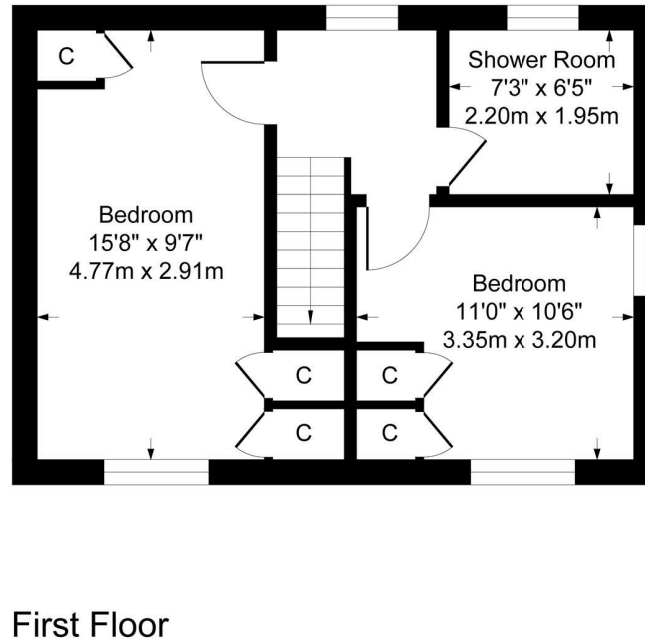
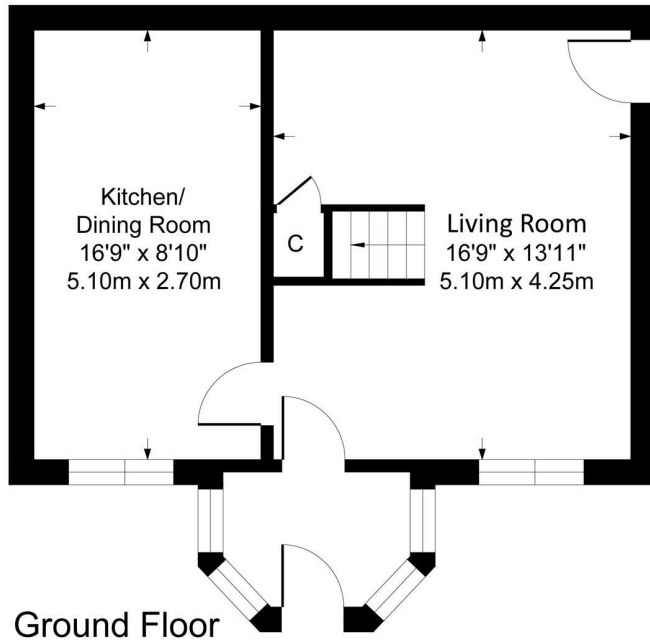
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- Immaculate walk-in condition throughout
- Attractive two-bedroom end-terraced home
- Welcoming and comfortable living room with garden access
- Kitchen/dining room
- Two well-proportioned bedrooms
- Modern shower room
- Large enclosed rear garden
- Driveway for a couple of vehicles
- Ideal first-time purchase or downsize
- Convenient location within Elgin





Approximate Gross Internal Area
818 sq ft - 76 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
		EU Directive 2002/91/EC

EPC Rating: C Council Tax Band: C

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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