



## 19 SPRINGBURN PLACE

ELGIN, IV30 6EY

£175,000  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to welcome to the market this beautifully presented home, with many recent upgrades, in New Elgin.

Offering three well-proportioned bedrooms, each with fitted wardrobes, this property is ideal for families or those seeking extra space. The well sized lounge/dining room with dual aspect windows provides a bright and welcoming environment, perfect for relaxing or entertaining guests. The newly fitted well-appointed kitchen features a sleek design with integrated appliances and plenty of storage, combining style and practicality for everyday living.

The property benefits from an upstairs bathroom, a storage cupboard and attic with power. Downstairs there is a convenient cloakroom WC and a large storage room adding to the practicality of this home. The home has been well maintained and is in excellent walk in condition with neutral décor throughout. Recent upgrades include a new Worcester boiler and UPVC fascias, soffits, gutters and downpipes.

Outside to the front you have a low maintenance garden and driveway that can accommodate multiple vehicles, with plenty of room to build a garage if required. The south facing rear garden is also low maintenance and features a secure shed.

Situated in a sought-after location close to local amenities, schools, parks and transport links, this home combines space and convenience, making it a wonderful opportunity for those looking for a comfortable home in New Elgin.

 **ARANCI  
& FIRTH**  
PROPERTY

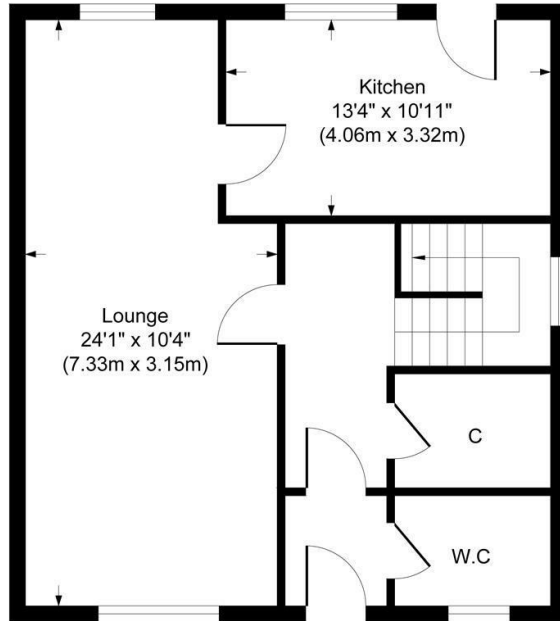
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- Three well-proportioned bedrooms all with fitted wardrobes
- Spacious lounge/dining room, bright and welcoming
- Newly fitted sleek kitchen with integrated appliances
- Bathroom and convenient downstairs WC
- Neutral décor throughout
- Practical and functional layout
- Perfect for families and first time buyers
- Close to local amenities, schools, parks and transport links
- Comfortable and stylish living throughout
- Popular New Elgin location

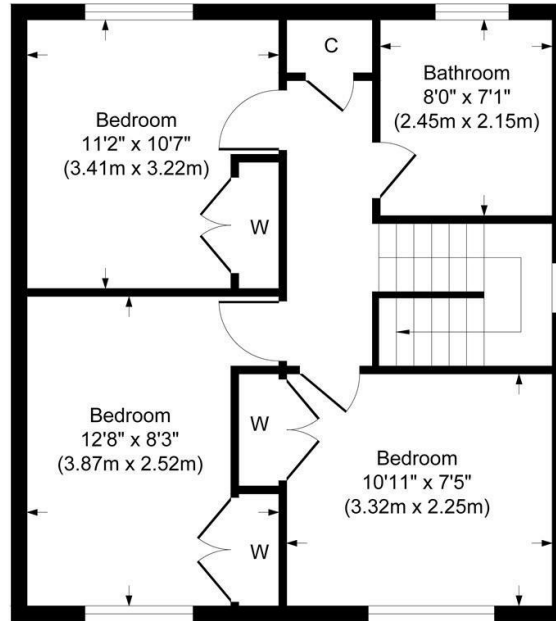




**Approximate Gross Internal Area  
1033 sq ft - 96 sq m**



**Ground Floor**



**First Floor**

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 | 68                      | 75        |
| (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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