

## SPRINGFIELD GARDENS ELGIN IV30 6XX



### Spacious 3 Bedroom Detached Bungalow

Accommodation comprises an entrance Vestibule, Hallway, Spacious Lounge/Diner, Kitchen, Dining Area, Utility Room, Master with En-Suite Shower Room, 2 further Double Bedrooms and a Substantially Sized Bathroom.

Wood Effect uPVC Double Glazing  
Gas Central Heating  
Gated Driveway  
Double Garage

EPC Rating - C

## OFFERS OVER £260,000

grampian **property** centre

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Entrance to the property is via a uPVC wood effect front door with a double glazed window which leads into an Entrance Vestibule.

♦ **Entrance Vestibule**

Coved ceiling with a recessed ceiling light  
Double glazed window to the front aspect with Perfect Fit Venetian Blinds  
Double radiator  
Fitted carpet with a carpet mat

♦ **Hallway: Initial Part of Hallway**

Coved ceiling with recessed ceiling lighting  
Mains smoke alarm  
Single radiator  
Good Sized walk-in style cupboard with lighting & shelving within  
Built-in shelved cupboard  
Fitted carpet



An open arched doorway leads through to the remainder of the Hallway.

♦ **Hallway continues with:-**

Coved ceiling with recessed ceiling lighting  
Mains smoke alarm  
Single radiator  
Built-in shelved storage cupboard  
Spacious built-in double storage cupboard with a 2<sup>nd</sup> loft access hatch fitted with a loft ladder which leads to a floored loft space with lighting





♦ **Spacious Lounge/Diner: 22'3" x 16'2" maximum, narrowing to 13'2" (6.75 x 4.93 narrowing to 4.01)**



Coved ceiling with recessed ceiling lighting  
Double glazed window to the front aspect  
& side aspects  
Double glazed double doors to the front  
aspect with Perfect Fit Venetian blinds  
2 double radiators  
Fitted carpet







♦ **Kitchen: 13'1" x 11'9" (3.98 x 3.57)**



Coved ceiling with recessed ceiling lighting

Double glazed window to the side aspect

Double radiator

Range of wall mounted cupboards with under unit lighting, roll top work surfaces, matching splashbacks & a 1 ½ style sink with drainer unit & mixer tap

Integrated appliances include an electric hob with overhead extractor unit, double oven, fridge/freezer, dishwasher & a microwave

Tile effect laminate flooring

An open double doorway leads through to a Spacious Dining Area/Bedroom 4.

♦ **Dining Area/Bedroom: 14'9" x 8' plus recess (4.49 x 2.44)**



Was formally a bedroom and could potentially be converted back to be used as a 4th bedroom

Coved ceiling with a ceiling light fitting  
Double glazed windows to the side & rear aspect

Double radiator

Recessed cupboard & display cabinet

Fitted carpet



♦ **Utility Room: 10'10" x 6'6" (3.3 x 1.97)**

Coved ceiling with a ceiling light fitting

Double glazed window to the rear aspect

Double radiator

Fitted base unit with roll top work surface & matching splash back & a single sink with drainer unit & mixer tap

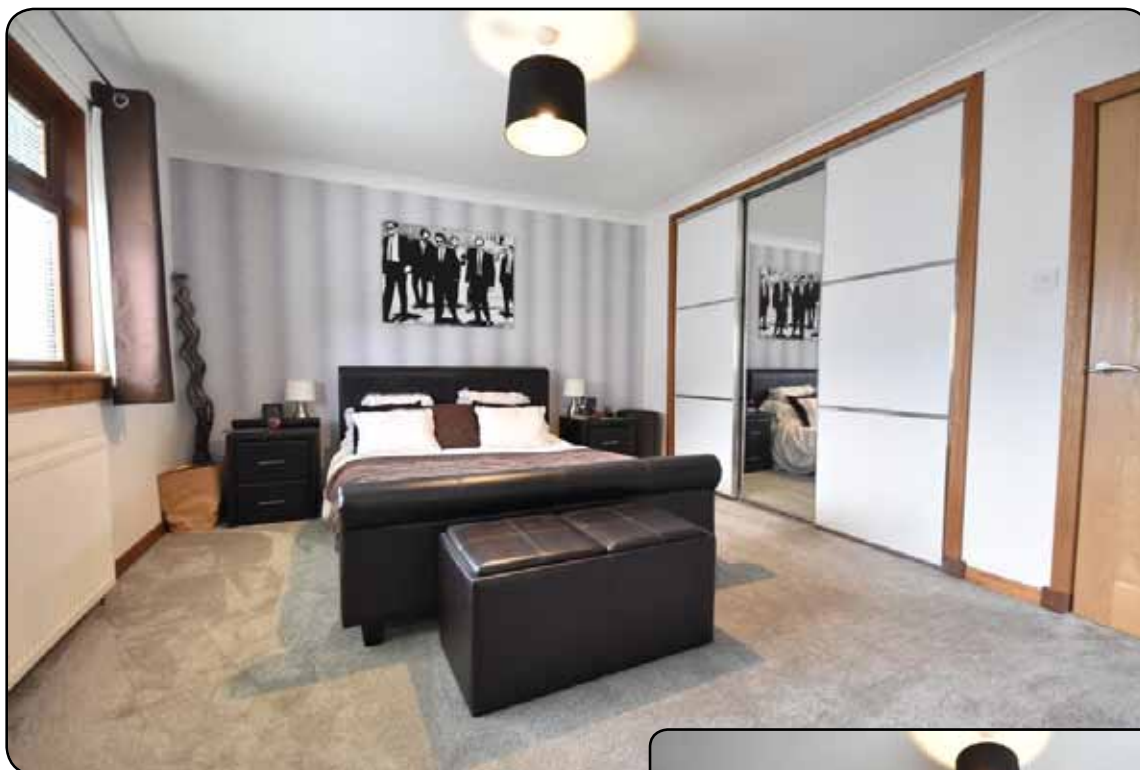
Integrated washing machine & tumble dryer

Worcester gas boiler

Tile effect laminate flooring

A panelled uPVC door with a double glazed frosted window gives access out to the Garden

♦ **Bedroom 1 with En-Suite: 13'5" x 11'9" plus wardrobe space (4.08 x 3.57)**



Coved ceiling with a pendant light fitting  
Double glazed window to the rear aspect with  
Perfect Fit Venetian blinds  
Double radiator  
Built-in triple wardrobe with sliding doors  
Fitted carpet





♦ **En-Suite Shower Room: 11'9" into cubicle recess x 5'6" maximum (3.57 x 1.67)**



Coved ceiling with recessed ceiling  
Double glazed frosted window to the rear aspect  
Heated chrome style towel rail  
3 piece suite with overhead & hand shower fittings  
to the double shower cubicle enclosure with wet  
wall finish within  
Range of fitted cupboards  
Quartz effect tiled flooring



♦ **Bedroom 2: 13'6" plus wardrobe space x 9'10" plus alcove recess (4.11 x 2.99)**



Coved ceiling with a pendant light fitting  
Double glazed window to the front aspect with Perfect  
fit venetian blinds  
Double radiator  
Built-in double wardrobe with sliding mirrored doors  
Fitted carpet



♦ **Bedroom 3: 9'9" x 10'6" plus wardrobe space (2.96 x 3.2)**



Coved ceiling with a pendant light fitting  
Double glazed window to the front aspect with Perfect  
fit venetian blinds  
Built-in double wardrobe with sliding mirrored doors  
Fitted carpet





♦ **Spacious Sized Bathroom: 11'9" maximum x 9'5" maximum (3.57 x 2.86)**



Coved ceiling with recessed ceiling lighting  
Double glazed frosted window to the rear aspect  
Double radiator  
4 piece suite with mixer tap & shower fitting to the corner bath and wet wall finish & mains shower to the shower cubicle enclosure  
Half height tiled walls  
Tiled flooring

♦ **Outside Accommodation**

♦ **Good Sized Driveway**

Gated Driveway which provides parking for several vehicles

♦ **Gardens**



Low maintenance Gardens  
An enclosed decked seating area to the side of the property  
The Rear of the Garden is mostly laid to Gravel with a timber built shed  
An area of Garden has been partially set up for decking with the support beams in place  
Timber built Summer House



♦ **Timber Built Summer House: Internal Measurements 9'10" maximum x 15'7"**



Folding doors to the front

♦ **Double Garage: Internal Measurements 16'1" maximum x 21'5" deep maximum (4.9 x 6.52)**

Electric up & over door to the front aspect  
Fitted with lighting & power within  
Cold water internal tap

**Note 1**

All fitted blinds, floor coverings and light fittings are to remain.

**Note 2**

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees ought to seek their own professional advice..

All descriptions, dimension, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

**Note 3**

Further particulars may be obtained from the selling agents with whom offers should be lodged.

**Council Tax**

Band F

**Entry**

By mutual agreement

**Offers**

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

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