



**Harper
Macleod LLP**
Estate Agents & Solicitors



46 Springfield Drive, Elgin, IV30 6XZ
Offers over £195,000

Semi-Detached three bedroom bungalow situated in a popular residential area of New Elgin and within short walking distance of local shops, the retail park and both primary and secondary schools. The accommodation comprises entrance hallway, kitchen, lounge, shower room and three bedrooms. The property further benefits from double glazing, gas central heating; garage, driveway and gardens front and rear.

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ENTRANCE VESTIBULE

5'2" x 3'2" (1.60m x 0.99m)

Wooden door to side; ceiling light fitting; fitted carpet; wooden and glazed door into hallway.

HALLWAY



Two ceiling light fittings; fitted carpet; built-in storage cupboard housing Worcester gas central heating boiler.

KITCHEN

11'10" x 7'10" (3.61m x 2.41m)



Window to front; inset ceiling spotlights; vinyl flooring; modern fitted kitchen; built-in microwave and electric oven; four ring gas hob and hood; space for under-counter fridge; plumbing and space for washing machine.

LOUNGE

14'5" x 13'5" (4.41m x 4.10m)



Bay window to front; ceiling light fitting; fitted carpet.

SHOWER ROOM

8'3" x 5'0" (2.53m x 1.54m)



Window to side; inset ceiling spotlights and fitted wall light; vinyl flooring; WC and sink; double walk-in shower enclosure with Mira electric shower; ceiling extractor.

BEDROOM 2

11'8" x 8'4" (3.58m x 2.55m)



Window to rear; ceiling light fitting; fitted carpet; double built-in mirrored wardrobes.

DINING ROOM / BEDROOM 3

8'11" x 8'3" (2.73m x 2.53m)



UPVC and glazed door to rear garden with glazed side panel; ceiling light fitting; vinyl flooring; hatch to loft space with Ramsay ladder.

BEDROOM 1

12'7" x 9'4" (3.86m x 2.87m)



Window to rear; ceiling light fitting; fitted carpet; triple built-in mirrored wardrobes.

GARAGE



Electric door; power and light; personnel door to side.



OUTSIDE



The front of the property is mainly laid to lawn with planted borders. There is a gravelled driveway providing off-street parking for several cars; paved pathway leading to the property; gate to rear garden. The fully enclosed rear garden is laid to a mix of paving and gravel for ease of maintenance; wooden shed; water butt; greenhouse; rotary clothes dryer.

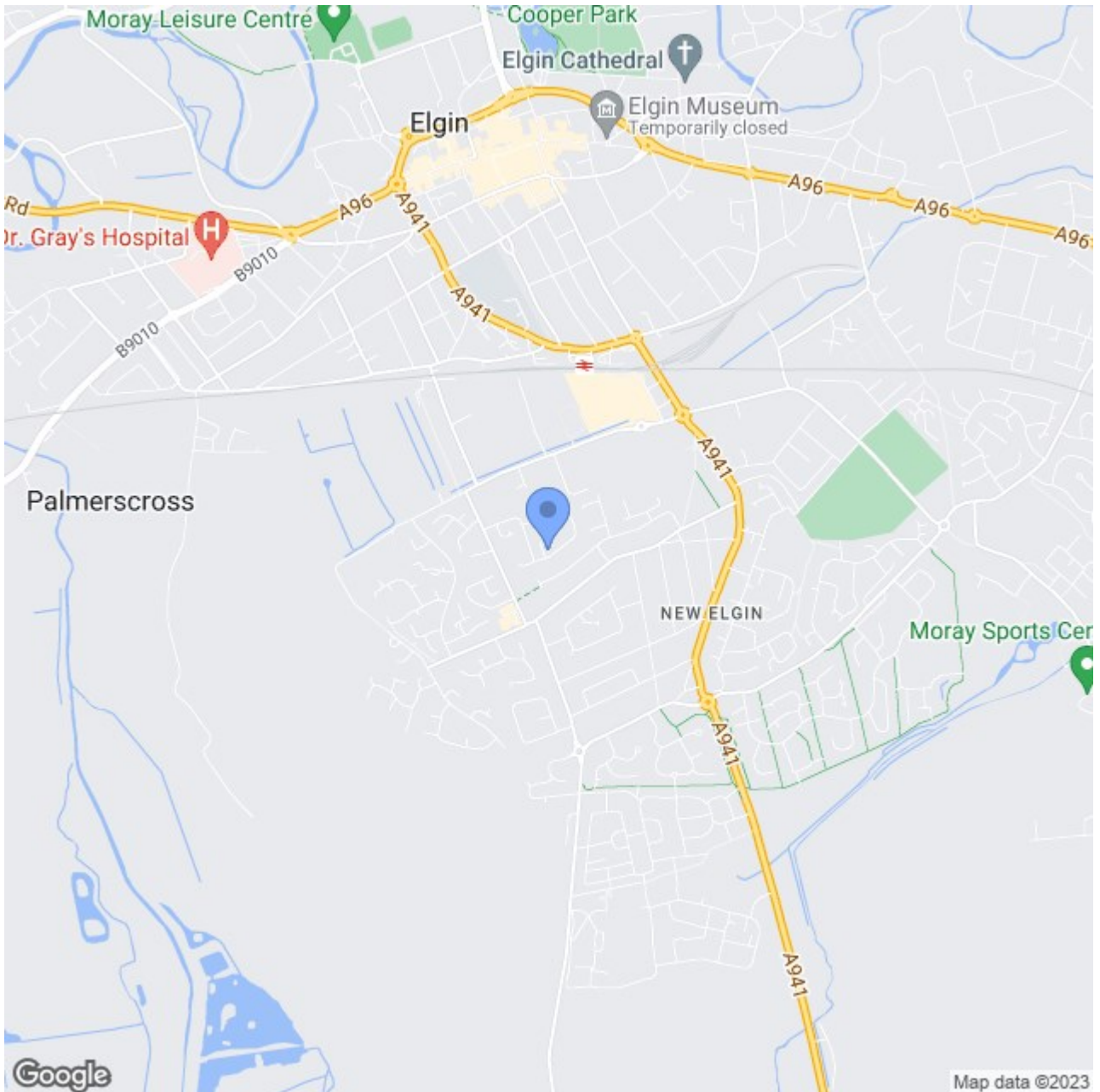


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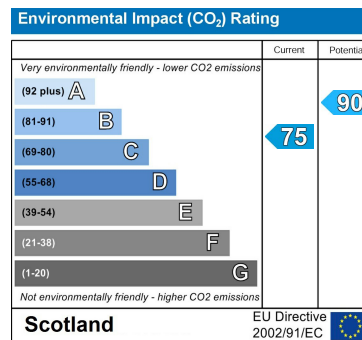
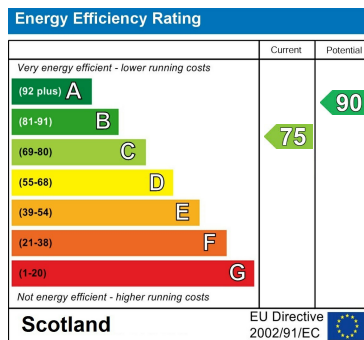
Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, all curtains and blinds, the built-in microwave and oven, hob and hood in the kitchen and the wooden shed, greenhouse and rotary clothes dryer in the garden.

Smoke alarms and heat detectors in the property are all compliant with current legislation.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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