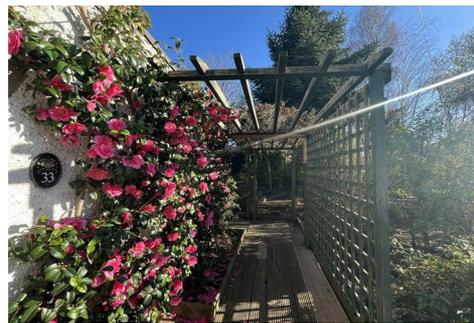




**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**33 Springfield Road, Elgin, IV30 6BZ**  
**Offers over £160,000**

Traditional cottage with extremely spacious and imaginatively landscaped garden grounds situated in the heart of New Elgin yet with a peaceful countryside feel. The accommodation comprises entrance hallway, lounge/diner, kitchen, three bedrooms and a shower room. The property further benefits from double glazing, gas central heating, spacious garden and a stone and slate outhouse.

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**ENTRANCE HALLWAY**



Wooden and glazed entrance door; water resistant vinyl flooring; inset ceiling spotlights.

**LOUNGE/DINER**

16'10" x 13'7" (5.14m x 4.15m)



Double aspect to front and rear; fireplace with open fire; fitted carpet; ceiling light fitting.

**KITCHEN**

12'2" x 8'1" (3.71m x 2.48m)



Double aspect to front and side; fitted kitchen in Pine effect; built-in single electric oven, 4 ring gas hob; plumbing and space for washing machine; space for under counter fridge; water resistant vinyl flooring; inset ceiling spotlights.

**BEDROOM 1**

14'9" x 13'0" (4.50m x 3.97m)



Double aspect to front and side; fitted carpet; ceiling light fitting.

**BEDROOM 2**

13'6" x 9'8" (4.12m x 2.95m)



Window to front; fitted carpet; ceiling light fitting.

**BEDROOM 3**

9'8" x 6'3" (2.97m x 1.91m)



Window to rear; fitted carpet; ceiling light fitting.

**SHOWER ROOM**

7'10" x 5'9" (2.41m x 1.76m)



Window to front; sink; WC and spacious shower cubicle with mains shower; water resistant vinyl flooring; inset ceiling spotlights.

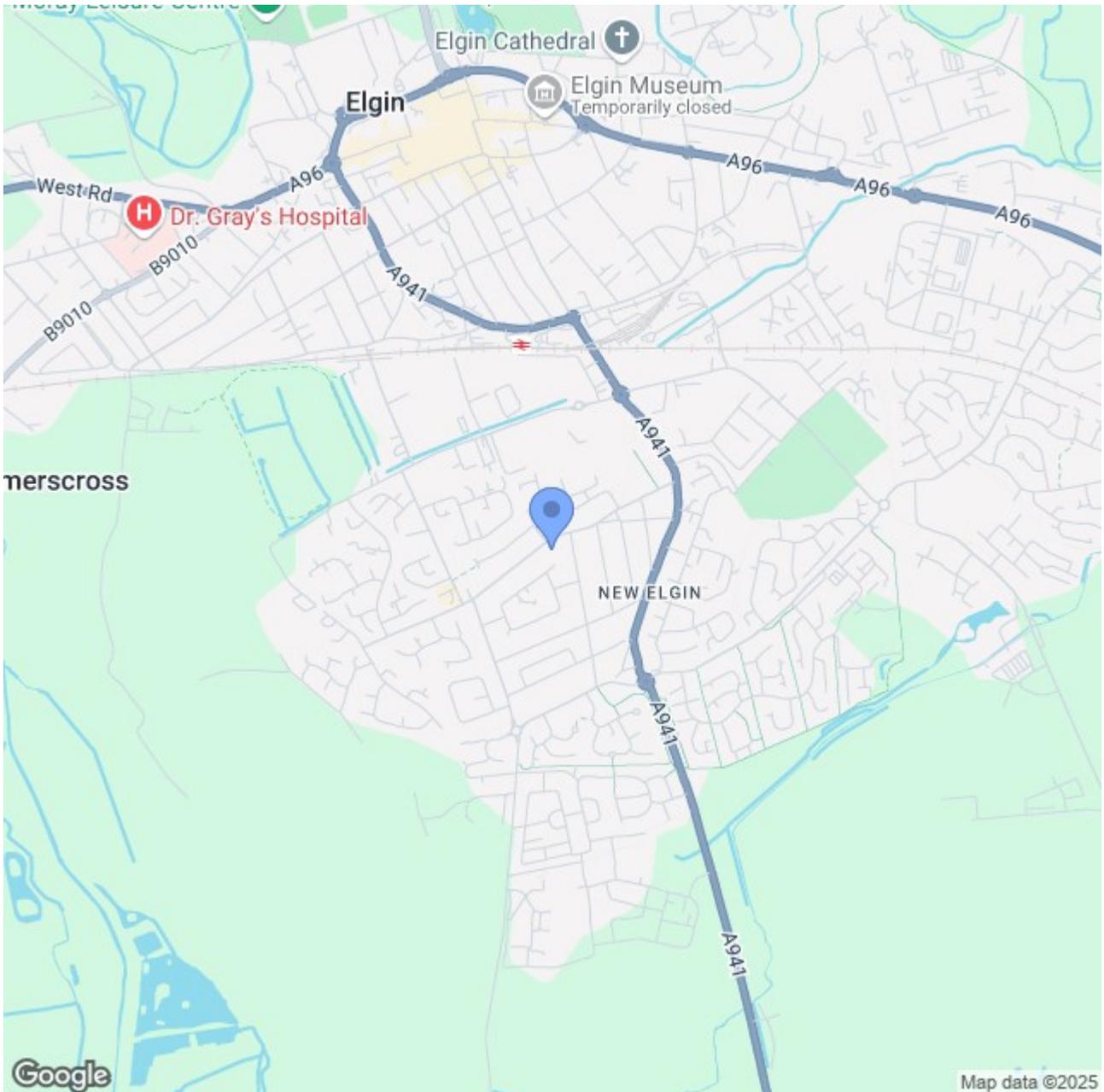
**OUTSIDE**

The property is set in spacious and imaginatively landscaped, well stocked garden grounds; a stone and slate outhouse lies to the side of the property; wooden potting shed; wooden garden shed; raised beds.

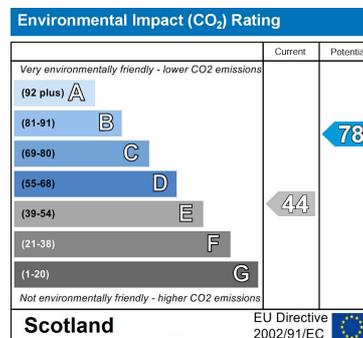
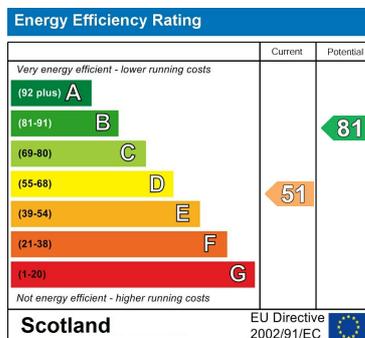
**NOTES**

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all shower room fittings; the electric oven and four ring gas hob in the kitchen and the wooden potting shed and garden shed in the garden.

## 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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