



18 Springfield Gardens, Elgin, IV30 6XX
Offers Over £290,000

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Nestled in the tranquil Springfield Gardens of Elgin, this immaculate detached bungalow offers a perfect blend of comfort and style. Built in 1992, this charming property spans an impressive 1,094 square feet and features three well-appointed bedrooms, each equipped with fitted wardrobes, ensuring ample storage space for your belongings.

As you enter, you are greeted by a welcoming reception hall that leads to a spacious double aspect lounge. This inviting area is bathed in natural light and boasts patio doors that open directly onto the beautifully landscaped terraced rear garden, providing a seamless connection between indoor and outdoor living. The garden is private and sheltered, making it an ideal spot for relaxation or entertaining guests.

The heart of the home is the dining kitchen, which features an L-shaped central island, offering both functionality and style. There is ample space for a dining table and chairs, making it perfect for family meals or gatherings with friends. The kitchen is fully integrated, ensuring that all your culinary needs are met with ease.

The master bedroom is a true retreat, complete with a modern wet room for added convenience. In addition to the master suite, there are two further double bedrooms, providing plenty of space for family or guests.

The property also benefits from an attractive bathroom, a neat front garden, and parking for up to three vehicles, including a garage and carport. For those with a green thumb, a polytunnel and shed are included, offering the perfect opportunity for gardening enthusiasts.

This delightful bungalow is situated in a quiet area of New Elgin, making it an ideal home for families or those seeking a peaceful lifestyle. With its combination of modern amenities and charming features, this property is not to be missed.





Entrance Vestibule

3'10" x 3'6" (1.17m x 1.09m)

UPVC door leads to the Entrance Vestibule. Boiler cupboard. Light fitting. Door to:-

Reception Hall

7'8" x (2.35 x)

Spacious reception hall with quality flooring. Integral double cloak cupboard. Hatch to loft space with ramsay style pull down ladder. Two wall lights, triple light fitting and radiator.

Lounge

13'3" x 13'1" (4.05m x 3.99m)

Well-proportioned generous and beautifully presented Lounge with 2 large patio doors leading out to the rear garden, fitted with blinds and a further window to the side providing plenty of natural light. The electric fireplace suite with fire, surround and mantelpiece is the focal point of the room. Light fitting, smoke detector, radiator and fitted carpet.



Dining Kitchen

12'5" x 15'11" (3.81m x 4.87m)

The generous dining kitchen is fitted with a range of beech base and wall mounted units, with extensive worksurfaces and splash back tiling all complemented by a central L shaped island which adds definite style to the room. Integrated oven, hob with extractor hood above, washing machine, dishwasher and fridge/freezer. One and a half bowl sink and drainer beneath window to the rear with blinds. Door to rear garden. Ample space for family sized dining table and chairs. Window to the side, radiator and pendant light.



Bedroom 1

8'11" x 13'4" (2.74m x 4.08m)

Double Bedroom with window to the front fitted with curtains. Double fitted wardrobe fronted by mirrored sliding doors. Central ceiling pendant light fitting, radiator and quality carpet.



Ensuite Shower Room

8'10" x 4'2" (2.71m x 1.28m)

Newly installed is this very stylish wet room with under floor heating. Decorative co-ordinating wall and floor tiling. Recess area with Mains shower with 2 shower heads. Vanity wash hand basin with window above. WC. Wall mounted towel rail, light fitting and extractor fan.



Bedroom 2

8'10" x 12'9" (2.70m x 3.90m)

Elegantly appointed double bedroom with double fitted wardrobe fronted by mirrored sliding doors. Front facing windows with curtains and blinds. Built-in wardrobe. Pendant light fitting, radiator and quality carpet.



Bedroom 3

7'8" x 8'10" (2.34m x 2.71m)

Versatile room for use as a third bedroom / home office. Front facing window with curtains and blinds. Double fitted wardrobe with mirrored sliding doors. Ceiling pendant light, radiator and quality carpet.



Bathroom

8'11" x 6'2" (2.72m x 1.89m)

Fitted with a three piece white suite comprising bath and WC. Attractive vanity unit with storage and central wash hand basin with mirrored cabinet above. Opaque window to the side with blinds. Laminate flooring, towel rail, extractor fan and recessed spot lights.



Garden

Extremely neat frontage to the house with lockblock driveway and front garden area laid to a decorative square of gravel chips and colourful shrubs. Access up both sides of the house - via secure gates to the rear garden. The drive benefits from a car port providing great cover to the front door and the garage.

The rear garden terraced and is laid to 2 patio areas with stone steps leading up to an established rockery and shrubbery. Timber fencing to the rear provide both shelter and privacy. There is also a timber shed and polytunnel.

Garage

9'10" x 19'8" (3 x 6)

Single garage with up and over door plus person side door. Light and power. Rafter storage.



Fixtures and Fittings

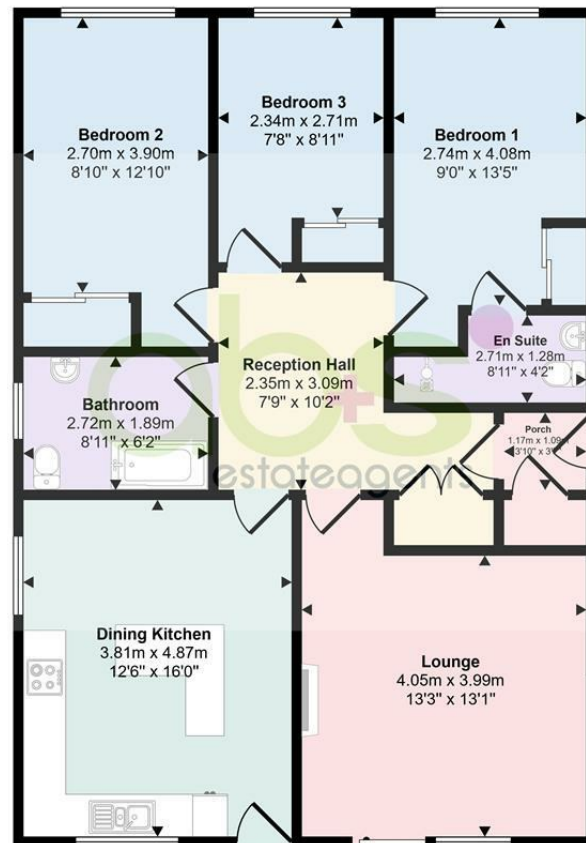
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the integral appliances in the kitchen.

Home Report

The Home Report Valuation as of November, 2025 is £290,000, Council Tax Band E and EPI rating is C.

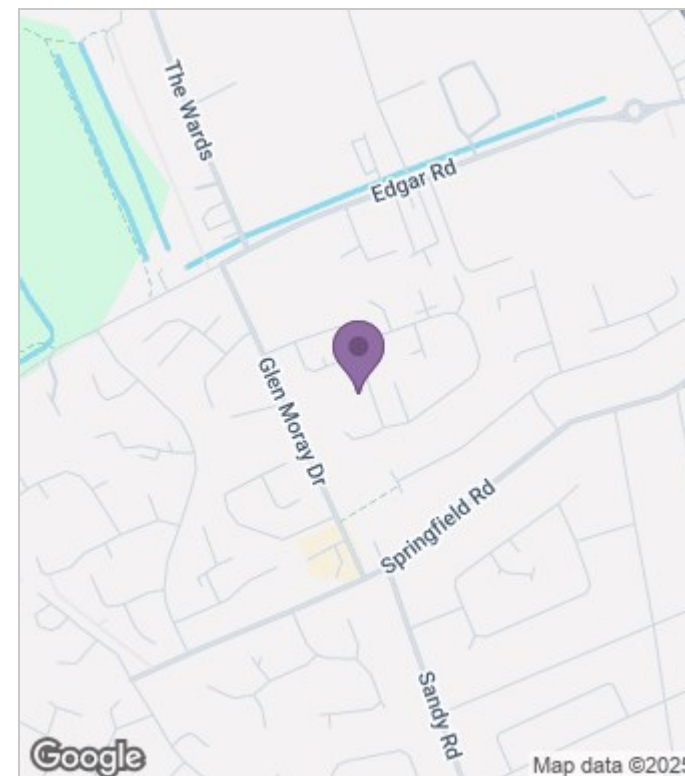


Approx Gross Internal Area
94 sq m / 1014 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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