



52 Springfield, New Elgin, IV30 6BZ

Offers Over £220,000

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estateagents



52 Springfield New Elgin, IV30 6BZ

- Converted Bungalow
- Vestibule & Hallway
- Upmarket dining Kitchen
- Shower Room & Bathroom
- Gas CH. DG
- Garden, 2 driveways, Garage
- Lounge and Dining Room
- 4 double bedrooms
- Walk in Eaves off Bed 4
- Viewing highly recommended

Excellent family home in sought after residential situation within New Elgin, handy for Primary and Secondary schools and also for amenities.

Originally a bungalow, with upper floor conversion carried out by the current owners and now offers comprehensive and versatile accommodation comprising :-

Vestibule, Hallway, Lounge and Dining Room, generous Dining Kitchen, Shower Room and 2 double bedrooms all on the ground floor.

Upper floor with store cupboard, 2 generous double bedrooms, both with fitted wardrobes and one with ideal walk - in eaves storage,

A good deal of time and money has been spent externally with a large 6.7m x 5.1 m garage along with green house and shed. (dog run currently to be removed).

Main driveway to car port and garage. 2nd drive for caravan or further vehicles.

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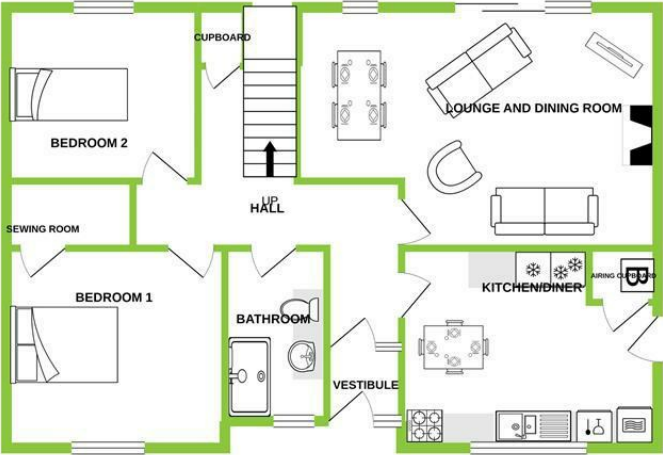


Directions





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC 