



**Harper
Macleod LLP**
Estate Agents & Solicitors



52 Springfield Road, Elgin, IV30 6BZ

Offers over £275,000

Ideal family home situated within walking distance of both Greenwards Primary School and Elgin High School. The accommodation comprises on the ground floor: entrance vestibule; hallway; lounge; dining kitchen; two bedrooms and a shower room and on the first floor: two further double bedrooms and a bathroom. The property which is in good order throughout further benefits from double glazing, gas central heating, garage with utility area; garden and driveway.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

ENTRANCE VESTIBULE

5'7" x 4'0" (1.72m x 1.24m)

Wooden and glazed entrance door; cupboard housing the electric consumer units; wood effect flooring; wall light fitting.

HALLWAY



Wood effect flooring; two ceiling light fittings; under-stair storage cupboards.

DINING KITCHEN

14'2" x 10'11" (4.34m x 3.35m)



Window to front; fitted kitchen in gloss effect; built-in double electric oven, induction hob and hood; integrated dishwasher and fridge freezer; tile effect flooring; inset ceiling spotlights.

LOUNGE

21'4" x 13'11" (6.52m x 4.26m)



Window and Patio doors to the rear; Sandstone fire surround with gas fire; wood effect flooring; two ceiling light fittings.

SHOWER ROOM

8'10" x 5'6" (2.71m x 1.69m)



Window to front; vanity mounted sink and WC; spacious shower enclosure with mains shower; chrome towel radiator; tile effect flooring; ceiling light fitting

BEDROOM 1

11'10" x 11'5" (3.63m x 3.48m)



Window to front; built-in wardrobe; fitted carpet; ceiling light fitting.

BEDROOM 4

10'6" x 9'6" (3.21m x 2.90m)



Window to rear; fitted carpet; ceiling light fitting.

STAIRCASE AND LANDING



Velux window to rear; spacious built-in cupboard; fitted carpet; inset ceiling spotlight and wall light fitting.

BEDROOM 3

14'6" x 10'4" (4.42m x 3.16m)



Velux window to rear; built-in wardrobe; fitted carpet; inset ceiling spotlight.

BATHROOM

7'4" x 5'10" (2.26m x 1.78m)



Velux window to front; sink, WC and bath with electric shower over; chrome towel radiator; vinyl flooring; inset ceiling spotlight.

BEDROOM 2

14'6" x 10'10" (4.43m x 3.31m)



Velux window to rear; built-in wardrobe; door to attic space housing the gas central heating boiler; fitted carpet; ceiling light fitting.

GARAGE & UTILITY



Spacious garage; electric door; personnel door; plumbed for washing machine; power and light.

PUB



Wooden chalet which has been fully lined; power; light; fixed bar; wall mounted optics and shelving.



OUTSIDE



The garden to the front has an area of lawn and mature planted borders; lower driveway with power point(ideal for motor home or caravan) The driveway leads up to a car port and garage and provides off street parking for several cars.

The rear garden is on two levels with low maintenance loc bloc paving; paved patio areas and an area of lawn. The Pub and wooden garden shed are located on the upper level.

NOTES

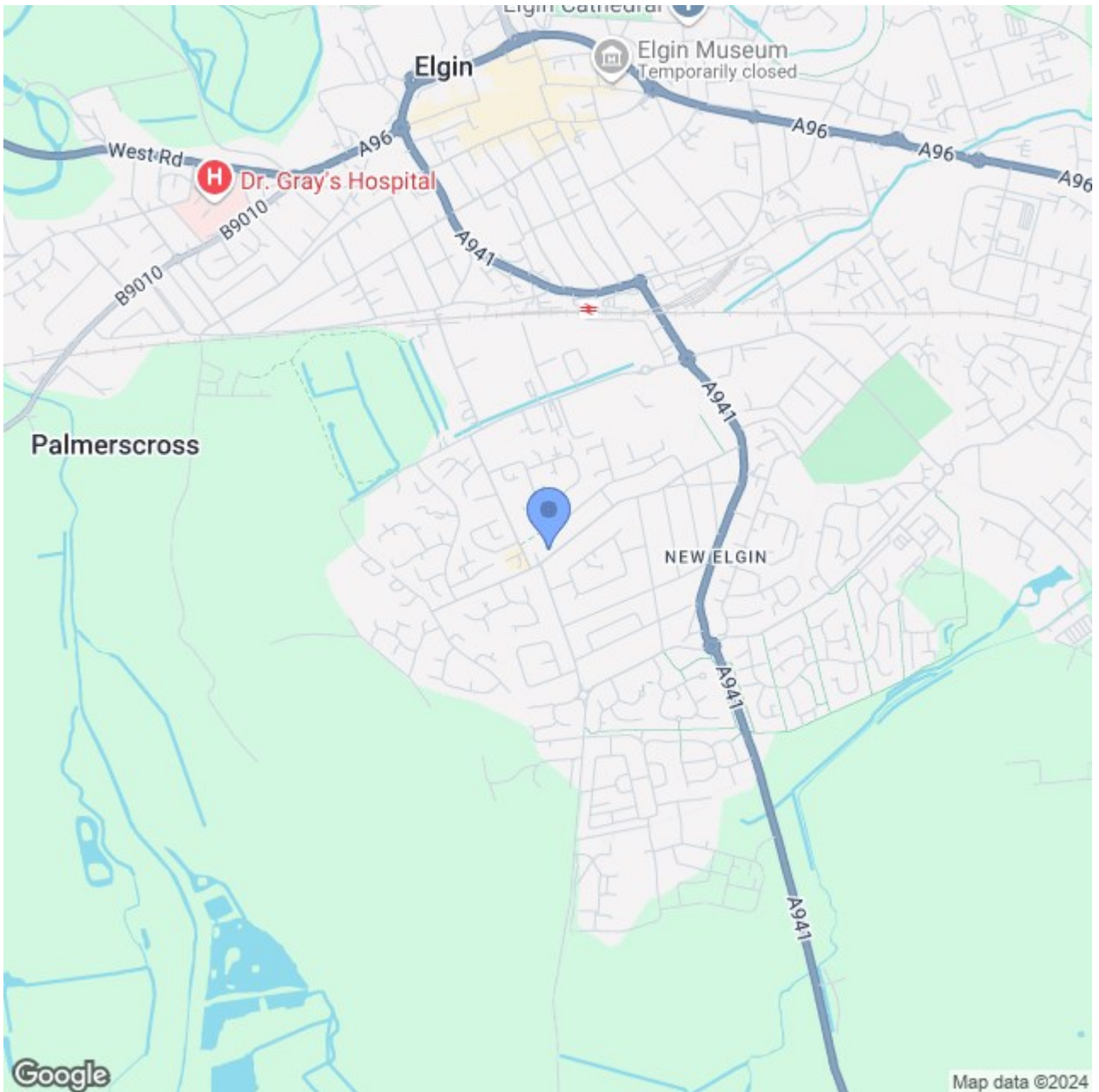
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom and shower room fittings; the built-in double electric oven, hob, hood and integrated dishwasher and fridge freezer in the kitchen and the Pub (including the fixed bar, shelving and optics)and the wooden garden shed in the garden.



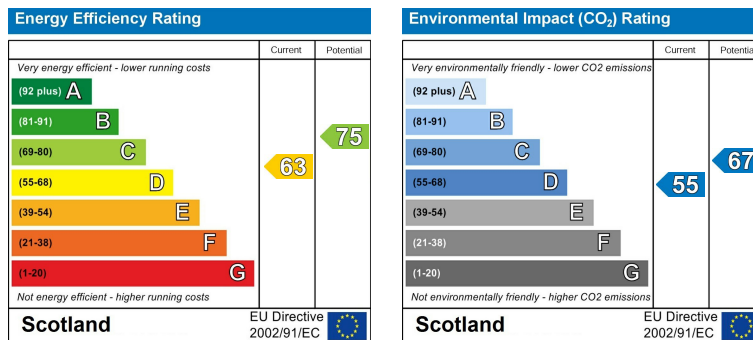
VIEWING CONTACT SELLING AGENT



Area Map



Energy Efficiency Graph



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