



**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.

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



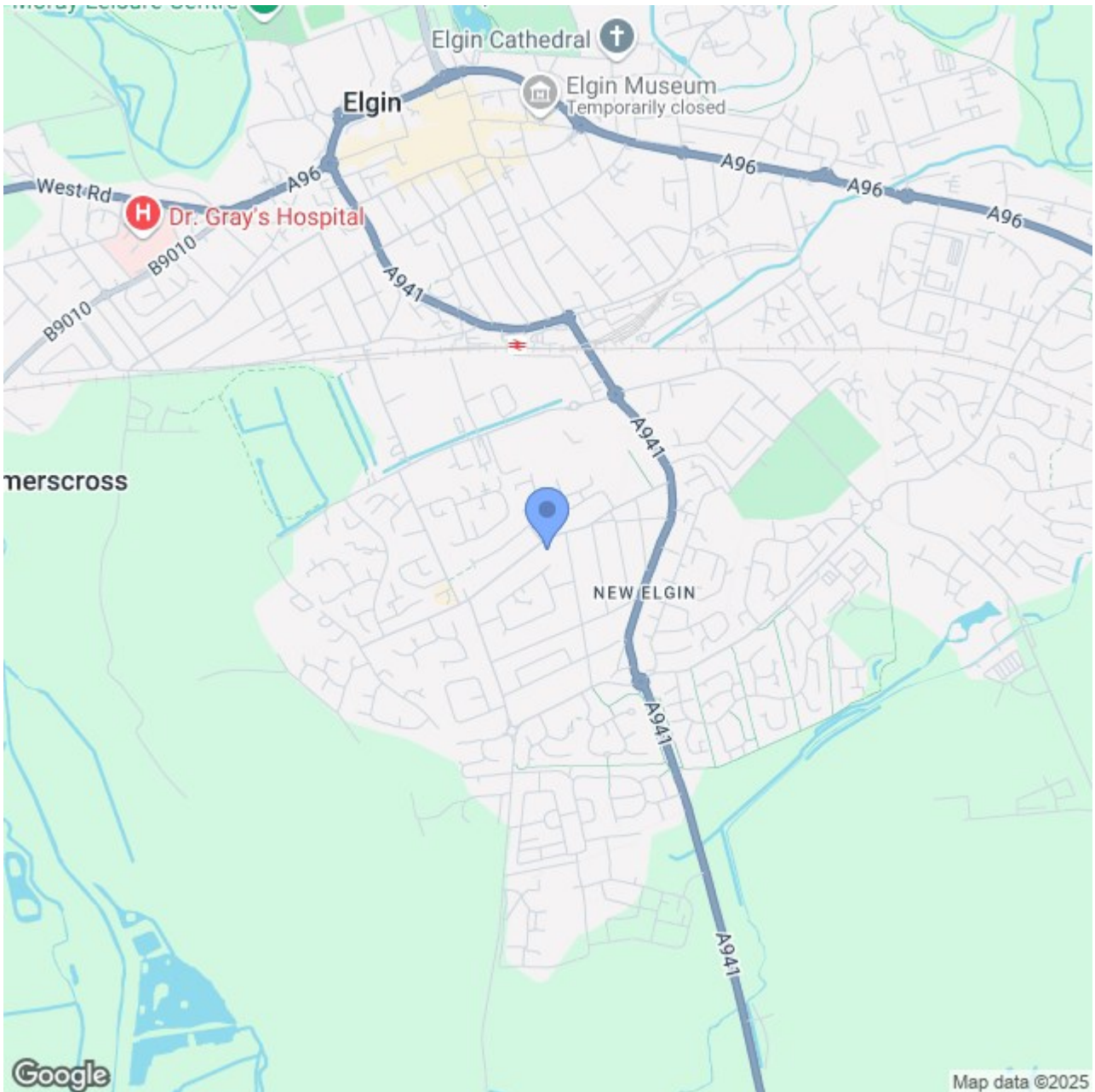
The property is set in spacious and imaginatively landscaped, well stocked garden grounds; a stone and slate outhouse lies to the side of the property; wooden potting shed; wooden garden shed; raised beds.

NOTES

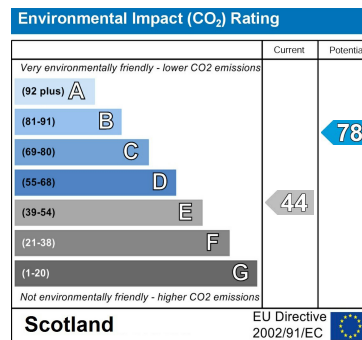
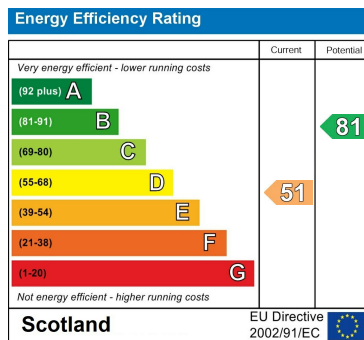
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all shower room fittings; the electric oven and four ring gas hob in the kitchen and the wooden potting shed and garden shed in the garden.



Area Map



Energy Efficiency Graph



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