



**10 Jasmine Drive, Elgin, Moray, IV30 8BS**

### Property Features

- Situated within a modern and well-maintained Springfield development, this property presents an excellent opportunity to acquire a stylish ground floor apartment ideally suited to buyers seeking a secure, contemporary home on ground level.
- The property is finished to a modern standard throughout and offers a bright, well-proportioned layout. The heart of the home is the open-plan lounge, dining area and kitchen, creating a comfortable and sociable living space. The kitchen is fitted with integrated appliances, while dual aspect windows allow natural light to flow through the room. A Juliette balcony adds an attractive feature and enhances the airy feel of the space

### Property Summary

EPC Band B Council Tax Band C Modern ground floor Springfield apartment Open-plan lounge, dining area

Price  
**Price reduced to  
£157,000**

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EPC Band B

Council Tax Band C

Modern ground floor Springfield apartment

Open-plan lounge, dining area & kitchen

Two double bedrooms, principal en-suite

Modern bathroom and hallway storage

Secure entry, resident parking & bike shed

Gas central heating & double glazing

There are two generous double bedrooms, both benefiting from built-in wardrobes. The principal bedroom also enjoys the added convenience of a private en-suite shower room. A main bathroom, complete with over-bath shower, serves the remainder of the property.

Additional practicality is provided by a walk-in storage cupboard located in the hallway.

The building benefits from a secure communal entrance with intercom system, providing added peace of mind. Further features include gas central heating, double glazing, resident parking, communal lawn grounds, and a private bike shed.

Located in the popular New Elgin area, 10 Jasmine Drive is conveniently positioned close to a range of local amenities including supermarkets, schools, leisure facilities and public transport links. Elgin town centre is only a short distance away, offering a wide selection of shops, restaurants and services, while the surrounding Moray countryside and coastline provide excellent opportunities for outdoor pursuits.

Early viewing is recommended to fully appreciate the quality, convenience and comfortable ground floor living this apartment has to offer.

#### Communal Hall

Entering from the rear of the building is a communal entrance hall with front and rear access doors, staircase to the upper floor and access to the ground floor apartments.

#### Hallway

When entering this property there is a spacious hallway which leads into the lounge/kitchen, two bedrooms, the main bathroom and a walk-in storage cupboard.

#### Lounge / Kitchen

25'6" x 10'8" (7.76m x 3.26m)

The heart of the home is the open-plan lounge, dining area and kitchen, creating a comfortable and sociable living space. The kitchen is fitted with integrated appliances, while dual aspect windows allow natural light to flow through the room. A Juliette balcony adds an attractive feature and enhances the airy feel of the space.

#### Bathroom

6'5" x 7'5" (1.95m x 2.26m)

The main bathroom is a contemporary design and partially tiled. The room consists of a WC, wash hand basin with storage underneath, and a bath with shower above.

#### Bedroom 1

9'8" x 9'8" (2.94m x 2.94m)

A generous sized main bedroom with ample space for furnishings complimented by a built-in wardrobe.

#### En-Suite

4'9" x 7'6" (1.46m x 2.28m)

The main bedroom enjoys the added convenience of a private en-suite which consists of a WC, wash hand basin and double shower enclosure.

#### Bedroom 2

9'0" x 11'1" (2.75m x 3.38m)

There's a second good sized double bedroom equally offering plenty of space and also benefits from having a built-in wardrobe.

#### External

Wrapping around the building is communal, maintained lawns where there is paved pathways and access to the resident parking spaces.

#### Additional

The building benefits from a secure communal entrance with intercom system, providing added peace of mind. Further features include gas central heating, double glazing and resident parking. Located in the popular New Elgin area, 10 Jasmine Drive is conveniently positioned close to a range of local amenities including supermarkets, schools, leisure facilities and public transport links. Elgin town centre is only a short distance away, offering a wide selection of shops, restaurants and services, while the surrounding Moray countryside and coastline provide excellent opportunities for outdoor pursuits. Early viewing is recommended to fully appreciate the quality, convenience and comfortable ground floor living this apartment has to offer. The current owner has advised that factor charges are applicabl

## Map

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