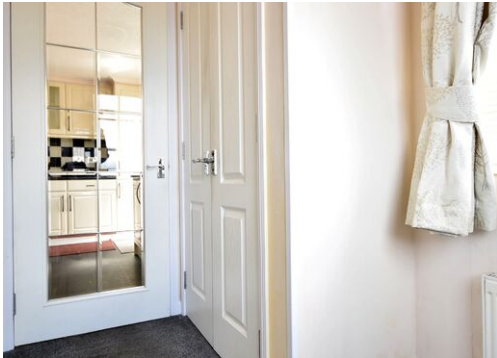


15 Ashgrove Park  
Elgin  
Morayshire  
IV30 1UR



**Fixed Price £110,000**

Located within the Ashgrove Park which is specifically designed for the over 50's is this spacious 2 Bedroom Detached Park Home. The home benefits from being positioned at the end of a cul-de-sac and has its Own Driveway and Garage.



### **Features**

2 Bedroom Park Home

Driveway and Garage

En-Suite Shower Room and Walk-in Wardrobe to Master Bedroom

GCH and Double Glazing



**Located within the Ashgrove Park which is specifically designed for the over 50's is this spacious 2 Bedroom Detached Park Home. The home benefits from being positioned at the end of a cul-de-sac and has its Own Driveway and Garage.**

**Accommodation comprises a Hallway, Lounge / Diner, Kitchen, Inner Hallway, Master Bedroom with En-Suite Shower Room and Walk-in Wardrobe, a 2nd Double Bedroom and a Bathroom. The park home benefits further from a Driveway and Detached Garage.**

**2 Bedroom Park Home  
Driveway and Garage  
En-Suite to Master Bedroom**

Entrance to the Property is via is a uPVC front door with double glazed frosted window leading to:

**Hallway**

A coved ceiling with ceiling light fitting  
Double glazed window to the side  
Single radiator  
Fitted storage cupboard which also houses the gas boiler  
Fitted carpet

Doors lead to the Lounge / Diner and to the Kitchen

Lounge / Diner – 19'4" (5.89) x 14'2" (4.32) reducing to 9'7" (2.91)

A coved ceiling with 3 ceiling light fittings  
A double-glazed bay window to the front, with a double glazed window to the front and side  
Double glazed French patio doors to the side with 'perfect fit' venetian blinds  
A feature fireplace surround with electric fire  
Double radiator  
Space to accommodate a dining table  
Fitted carpet

Doors lead to the Kitchen and Inner Hallway

Kitchen – 11'4" (3.45) max x 9'5" (2.86) max

Ceiling light fitting  
Double glazed window to the side  
Double radiator  
Wall mounted cupboards with under unit lighting and display cabinet with lighting within  
Fitted base units with roll top work surfaces  
Integrated gas hob, overhead extractor unit and electric oven  
1 ½ style sink with drainer unit and mixer tap  
Integrated tumble dryer, washing machine and fridge/freezer  
Vinyl flooring  
A door leads into the Lounge/Diner, Entrance Hallway and a side entrance door leads out to the driveway area

**Inner Hallway**

Coved ceiling with light fitting  
Loft access hatch  
Fitted carpet

Doors lead to the Master Bedroom, Bedroom 2 and the Bathroom.

Master Bedroom with En-Suite Shower Room and Walk-in Wardrobe – 10'2" (3.10) plus wardrobe space x 9'5" (2.86)

Coved ceiling with light fitting

Double glazed window to the side

Double radiator

Fitted drawer space with matching bed side units

Fitted carpet

Doors lead to the En-Suite Shower Room and Walk-in Wardrobe

En-Suite Shower Room – 5'1" (1.54) x 5' (1.52)

Coved ceiling with light fitting

Double glazed frosted window to the rear

Single radiator

Shower cubicle enclosure with mains shower and tiled walls within

Vanity unit with recessed wash basin and press flush W.C

Vinyl flooring

Walk-in Wardrobe – 5'1" (1.54) max x 4'2" (1.27) max

Coved ceiling with light fitting

Single radiator

Hanging rail and shelf space

Storage cupboard

Fitted carpet

Bedroom Two – 8'9" (2.66) x 9'5" (2.86) max into door recess

Coved ceiling with light fitting

Double glazed window to the side

Single radiator

Fitted overhead cupboard space and matching bedside units

Fitted wardrobes

Fitted carpet

Bathroom – 6'3" (1.89) x 6'11" (2.10)

Coved ceiling with light fitting

Double glazed frosted window to the side

Single radiator

Shower cubicle with mains shower and wet wall finish within

Vanity unit with recessed wash basin and a press flush W.C

Vinyl flooring

Driveway and Garage

The park home benefits from a garage to the side fitted a roller door to the front, side entry door, double glazed window, lighting and power within

The driveway can provide parking for 2 vehicles

Outside power point and garden tap

Council Tax:

Currently Band - A

Note 1

All fitted blinds, floor coverings and light fittings are to remain.

Note 2

There is a site communal factoring fee of approximately £171.57 per month.

# **Council Tax Band**

**Currently A**









**Important Notice**

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

**Notes of Interest**

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

**Particulars**

Further particulars may be obtained from the selling agents with whom offers should be lodged.

**Entry**

By mutual agreement

**Offers**

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

**FREE VALUATION**

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.