

57 Ashgrove Park
Elgin
Morayshire
IV30 1UT



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 an En-Suite to the Master Bedroom, has its Own Driveway with Garage and a Storage Shed.

Features

2 Bedroom Park Home

Driveway, Garage and Store Shed

En-Suite to Master Bedroom

Double Glazing

Gas Central Heating

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 an En-Suite to the Master Bedroom, has its Own Driveway with Garage and a Storage Shed.

Accommodation comprises a Hallway, Lounge, Kitchen, Dining Room, Master Bedroom with En-Suite Shower Room, a 2nd Double Bedroom and a Shower Room.

Entrance to the Property is via a side entrance door leading to:

Hallway

A coved ceiling with 2 ceiling light fittings
Single radiator
Built-in storage cupboard
Fitted carpet

'L' shaped Lounge / Diner – 20'3" (6.17) x 10'6" (3.20)

A twin aspect room which is accessed via 2 glazed double doors
Ceiling light fitting
Double radiator
A feature fireplace surround with electric fire
Fitted carpet

Kitchen – 16'8" (5.08) max x 8'7" (2.61)

Ceiling light fitting
Double glazed window to the side
Double radiator
Wall mounted cupboards
Fitted base units with roll top work surfaces
Integrated gas hob and electric oven
1 ½ style sink with drainer unit and mixer tap
Space to accommodate a dishwasher and washing machine
A built-in cupboard houses the gas boiler
Vinyl flooring

A side entrance door leads out to the Driveway and Garage

Dining Room – 8'9" (2.66) x 8'6" (2.59)

Ceiling light fitting
Double glazed window to the front
Double radiator
Fitted carpet

Master Bedroom with En-Suite Shower Room – 14' (4.27) max into door recess and plus wardrobe space x 9'5" (2.86)

Pendant light fitting
Double glazed window to the side
Double radiator
Built-in double wardrobes with a single radiator within
Fitted carpet

En-Suite Shower Room – 6'6" (1.97) x 5' (1.52)

Ceiling light fitting
Double glazed frosted window to the side
Single radiator
Shower cubicle enclosure with mains shower
Vanity unit with a recessed wash basin and W.C
Vinyl flooring

Bedroom Two – 10'9" (3.27) plus wardrobe space x 9'5" (2.86)

Pendant light fitting
Double glazed window to the side
Double radiator
Built-in double wardrobe with single radiator within
Fitted carpet

Shower Room – 6'5" (1.94) x 5'6" (1.67)

Ceiling with light fitting
Double glazed frosted window to the side
Single radiator
Vanity unit with recessed wash basin and W.C
Shower cubicle with mains shower
Vinyl flooring

Garden

The park home benefits from a garden which is in two parts, one part is paved with the other section laid to artificial grass
There is a secure storage shed fitted with power and lighting

Driveway and Garage

There is a driveway providing parking for 1-2 vehicles which leads to a detached garage which has an up and over door to the front, a side entry door, fitted with power, lighting and an outside garden tap

Council Tax:

Currently Band - A

Note 1

All fitted blinds, floor coverings and light fittings are to remain. All other furniture items are also to remain and will stay as part of the sale.

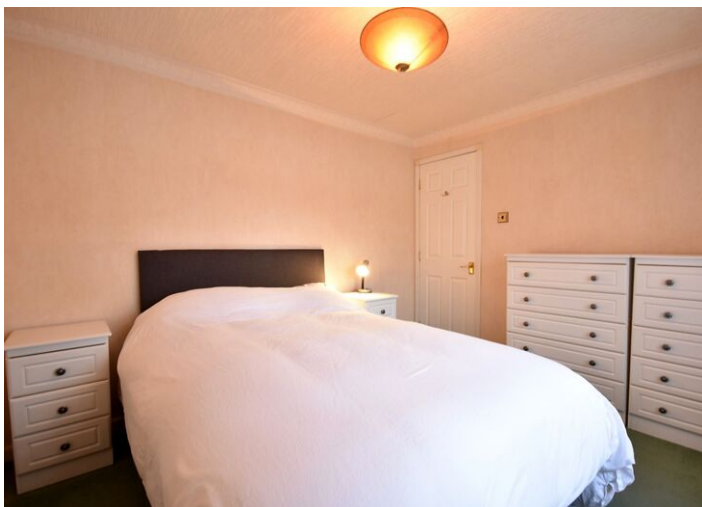
Note 2

There is a site communal factoring fee of approximately £177.44 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.