

91 Ashgrove Park
Elgin
Morayshire
IV30 1UT



Offers Over £115,000

Located within the Ashgrove Park which is specifically designed for the over 50's is this spacious 2 Bedroom Detached Park Home situated on a corner plot position.

The exterior of the home was updated in 2019 with light grey uPVC insulated cladding giving the property a modern look.



Features

2 Bedroom Park Home

Corner Plot Position

Modern uPVC insulated exterior light grey coloured cladding

Double Glazing

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Accommodation comprises a Hallway, a spacious Lounge, Dining Area, Kitchen, Bedroom 1 with En-Suite Shower Room, a 2nd Double Bedroom & a Bathroom.

Entrance to the Property can either be via the main side entrance door or from the driveway side by entering in via the kitchen.

Entrance Hallway – 9'4" (2.84) x 6' (1.83)
Coved ceiling with a recessed ceiling light
Single radiator
Fitted carpet and mat

Lounge: 19'5" (5.92) x 12'6" (3.81)
A spacious room comprising a coved ceiling with recessed ceiling lighting
Double glazed bay windows to the front and side aspects
2 double radiators
Wall mounted picture light
Fitted carpet

An open wide doorway leads into the Dining Area

Dining Area: 9'7" (2.91) x 9'8" (2.94)
Coved ceiling with recessed ceiling lighting
Double glazed window with a sliding patio door to the side aspect
Single radiator
Wall mounted picture light
Fitted carpet

A door leads into the Kitchen

Kitchen: 14'5" (4.39) x 9'5" (2.86)
Coved ceiling with recessed ceiling lighting
Double glazed bay window to the side aspect
Double radiator
Range of wall mounted cupboards and display cabinets with internal and under-unit lighting
Fitted base units with work surfaces & a 1 ½ style sink with drainer unit & mixer tap
Integrated electric hob with integrated electric oven, dishwasher and fridge/freezer
Vinyl flooring

A side entrance door leads to the Driveway and Garage

Inner Hallway
Coved ceiling with recessed ceiling light
Loft access hatch

Single radiator
Built-in storage cupboard
Fitted carpet

Bedroom 1 with En-Suite – 11'3" (3.42) plus wardrobe space x 9'5" (2.86)
Coved ceiling with pendant light fitting
Double glazed bay window to the side
Double radiator
Fitted bed side cupboard and drawer unit with bedside lighting
Fitted dressing table
Built-in double wardrobe
Fitted carpet

En-Suite Shower Room: 6'10" (2.07) x 4'8" (1.41)
Coved ceiling with ceiling light fitting
Double glazed window to the side aspect
Single radiator
Floating design vanity unit with a recessed wash basin
Double shower cubicle enclosure with a mains shower
W.C
Fitted carpet

Bedroom 2: 9'5" (2.86) max into door recess x 8'9" (2.66)
Coved ceiling with a pendant light fitting
Double glazed bay window to the side
Double radiator
Fitted bedside drawer and cupboard unit with bedside lighting
Fitted overhead cupboard space
Built-in wardrobe
Fitted carpet

Bathroom: 7'6" (2.28) x 6'5" (1.94)
Ceiling light fitting
Double glazed window to the side
Heated chrome style towel rail
Bath with shower screen and mains shower
Fitted vanity unit with a recessed wash basin
Press flush W.C
Vinyl flooring

Outside Accommodation

Garden
A rear garden which is mostly paved with a small raised flowerbed and gravelled area
Outside garden tap

Driveway
Benefiting from a driveway providing parking for 2 vehicles this leads to a garage

Garage – 17'5" (5.31) x 9'2" (2.79) internal measurements
Up & over door to the front
Side entrance door

Power and lighting within

Council Tax:
Currently Band A

Note 1
Light fittings and floor coverings are to remain.

Note 2
There is a site communal factoring fee of approximately £177.74 per month.

Entry
The seller has suggested that entry to the property would be July 2025 onwards

**Energy Performance
Rate**

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.