

34 Ashgrove Park

Elgin, IV30 1UR



Offers Over £115,000

Located within the Ashgrove Park which is specifically designed for the over 50's is this spacious 3 Bedroom Detached Park Home. The home benefits from a corner plot position and has a Driveway and Garage.



Features

3 Bedroom Park Home

En-Suite Shower Room & walk-in Wardrobe

Double Glazing

Gas Central Heating

Driveway

Located within the Ashgrove Park which is specifically designed for the over 50's is this spacious 3 Bedroom Detached Park Home. The home benefits from a corner plot position and has a Driveway and Garage.

Accommodation comprises a Hallway, Lounge, Dining Area, Kitchen, Utility Area, Bedroom 1 with En-Suite Shower Room & Walk-in Wardrobe, 2 further Bedrooms & a Shower Room

Double Glazing
Gas Central Heating
Driveway
Garage

Entrance to the Property is via a uPVC Front Entrance Door with a double frosted window & double glazed frosted panel window which leads in to the Hallway.

Hallway
Coved ceiling with 2 ceiling light fittings
Loft access hatch
Single radiator
Fitted carpet

Lounge: 14'7" x 9'8" (4.44 x 2.94)
Triple aspect room
Coved ceiling with a ceiling light fitting
Double glazed cathedral style windows to the front aspect
Double glazed window to the side
Double radiator
Mock fireplace surround fitted with a coal effect fire
Fitted carpet

An open archway leads in to the Dining Area

Dining Area: 9'3" x 9'2" (2.81 x 2.79)
Coved ceiling with a ceiling light fitting
Double glazed sliding patio door to the front aspect
Double radiator
Fitted carpet

A door leads in to the Kitchen

Kitchen: 10'11" x 9'2" (3.32 x 2.79)
Coved ceiling with recessed ceiling lighting
Double glazed window to the side aspect
Double radiator
Range of wall mounted cupboards with overhead down 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
Space to accommodate a dishwasher & fridge freezer
Vinyl flooring

A door leads back in to the Hallway & a door leads in to the Utility Room

Utility Room: 9'4" maximum x 6' (2.84 x 1.83)

Coved ceiling with recessed ceiling lighting

Single radiator

Wall mounted cupboards & fitted base units with roll top work surfaces & a single sink with drainer unit & mixer tap

Space to accommodate a washing machine & tumble dryer

Built-in cupboard houses the gas boiler & offers storage space

Vinyl flooring

A part panelled uPVC door with a double glazed frosted window leads out to the Driveway

Bedroom 1 with En-Suite & Walk-in Wardrobe: 11'4" plus wardrobe space x 9'3" (3.45 x 2.81)

Coved ceiling with a ceiling light fitting

Double glazed window to the side aspect

Single radiator

Fitted drawer units

Fitted carpet

Doors lead to the En-suite Shower Room & Walk-in Wardrobe

Walk-in Wardrobe

Coved ceiling with a ceiling light fitting

Single radiator

Fitted shelf & hanging space

Fitted carpet

En-Suite Shower Room: 5'4" x 5'2" (1.62 x 1.57)

Ceiling light fitting

Double glazed frosted window to the side aspect

Heated chrome style towel rail

Vanity unit with a recessed wash basin

Quadrant shower cubicle with wet wall finish within and mains shower

Press flush W.C

Vinyl flooring

Bedroom 2: 10'10" 9'6" (3.3 x 2.89)

Coved ceiling with a ceiling light fitting

Double glazed to the side aspect

Single radiator

Fitted wardrobes

Fitted dressing table

Fitted carpet

Bedroom 3: 7'8" x 6'2" (2.33 x 1.87)

Coved ceiling with a ceiling light fitting

Double glazed window to the side aspect

Single radiator

Fitted carpet

Shower Room: 6'1" x 5'8" (1.84 x 1.72)

Coved ceiling with a ceiling light fitting

Double glazed frosted window to the side aspect
Single radiator
Heated chrome style towel rail
Wet wall finish to the walls
Double quadrant shower cubicle with wet wall finish within and mains shower
Recessed wash basin and fitted mirror with lighting
Press flush W.C
Vinyl flooring

Outside Accommodation

Lock Block Driveway leads to a Single Garage

Single Garage - 17'11" (5.46) x 9'7" (2.91) internal measurements
Up & over door to the front
Side entrance door
Power and lighting within
Double glazed window to the side
Outside garden tap to the side of the Garage

Rear & Side Garden Areas

The park home benefits from garden areas to the rear and side

Council Tax:
Currently Band A

Note 1

All fitted blinds, floor coverings, light fittings, washing machine, tumble dryer, dishwasher and fridge/freezer, office desk and all bedside drawers and units are to remain.

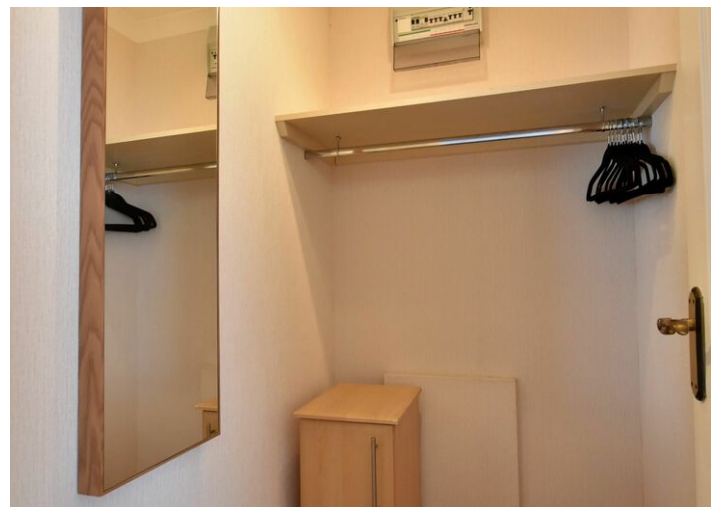
Note 2

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.