

58 Ashgrove Park  
Elgin  
Morayshire  
IV30 1UT



**Fixed Price £105,000**

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 its Own Driveway and Garage.

### Features

- 2 Bedroom Park Home
- Driveway, Garage and Store Shed
- En-Suite to Master Bedroom
- Rear Garden
- 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 its Own Driveway and Garage.**

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

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

Hallway

A coved ceiling with ceiling light fitting

Double radiator

2 built-in storage cupboards

Fitted carpet

'L' shaped Lounge / Diner – 19' (5.79) max x 17'11" (5.46) max

A triple aspect room

A coved ceiling with 3 ceiling light fittings

A double-glazed bay windows to the front, with a double glazed floor to ceiling window to the side

A feature fireplace surround with electric fire

3 double radiators

Space to accommodate a dining table

Fitted carpet

Kitchen – 12'7" (3.83) max x 9'3" (3.45) max

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 washing machine and fridge/freezer

Vinyl flooring

Master Bedroom with En-Suite Shower Room – 10'1" (3.07) x 9'3" (2.81) into the wardrobe space

Coved ceiling with light fitting

Double glazed window to the side

Single radiator

2 fitted wardrobes

Fitted dressing table with drawer space

Fitted carpet

En-Suite Shower Room – 9'5" (2.86) x 4'4" (1.31)

Coved ceiling with light fitting

Double glazed frosted window to the rear

Single radiator

Shower cubicle enclosure with mains shower

Pedestal wash basin and press flush W.C

Vinyl flooring

Bedroom Two – 10'6" (3.20) x 9'6" (2.89)

Coved ceiling with light fitting

Double glazed window to the rear

Single radiator

Fitted wardrobe and dressing table unit with drawer space

Fitted carpet

Bathroom – 6'7" (1.99) x 5'6" (1.67)

Coved ceiling with light fitting

Double glazed frosted window to the side

Single radiator

Fitted bath

Pedestal wash basin and a press flush W.C

Vinyl flooring

Garden

The park home benefits from a garden which is mostly laid to lawn and features a greenhouse

Driveway and Garage

There is a driveway providing parking for a vehicle which leads to a detached garage, behind the garage there is a separate storage shed.

Council Tax:

Currently Band - A

Note 1

All fitted blinds, floor coverings and light fittings are to remain. Also to remain are the main furniture items in the lounge such as the sofa suite, dining table, free-standing side units, white goods in the kitchen and the beds in each of the bedrooms.

Note 2

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





**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.