

82 Ashgrove Park  
Elgin  
Morayshire  
IV30 1UT



**Fixed Price £110,000**

Located within the Ashgrove Park which is designed for the over 50's, is this well presented 2 Bedroom Parkhome which benefits from an En-Suite Shower Room, a Driveway and Garage.

### Features

2 Bedroom Parkhome

2010-year model

En-Suite to Bedroom One

Driveway and Garage

Double Glazing

Gas Central Heating

Located within the Ashgrove Park which is designed for the over 50's, is this well presented 2 Bedroom Parkhome which benefits from an En-Suite Shower Room, a Driveway and Garage.

Accommodation comprises an Entrance Hallway, Lounge, Dining Area, Kitchen, an Inner Hallway, Bedroom One with an En-Suite Shower Room, a 2nd Double Bedroom and a Shower Room.

#### Entrance Hallway

Coved ceiling with recessed ceiling light

Single radiator

Vinyl flooring

An open arched doorway leads directly into the Dining Area and a door leads to the Inner Hallway, which gives access to the Bedrooms and Shower Room

#### Lounge – 19'4" (5.89) x 10'7" (3.22)

A coved ceiling with recessed ceiling lighting

2 double glazed bay windows to the front and a bay window to the side

2 double radiators

Vinyl flooring

An open archway leads into the Dining area

#### Dining Area – 8'3" (2.51) x 9'8" (2.94)

Coved ceiling with recessed ceiling lighting

Double glazed window with a sliding patio door to the side, this opens out to an enclosed and fenced patio seating area

Vinyl flooring

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

Coved ceiling with recessed ceiling lighting

Double glazed window to the side

Double radiator

Wall mounted cupboards with under-unit lighting and fitted base units

Integrated electric hob and oven

1 ½ style sink with drainer unit and mixer tap

Integrated fridge/freezer, washing machine and dishwasher

Vinyl flooring

#### Inner Hallway

Coved ceiling with recessed ceiling light

Built-in storage cupboard with a radiator within

Vinyl flooring

#### Bedroom One with En-Suite Shower Room – 10'1" (3.07) plus wardrobe space x 9'5" (2.86)

A coved ceiling with a pendant light fitting

Double glazed window to the side

Double radiator

A roomy built-in wardrobe with a single radiator within

Fitted bedside units with overhead cupboard space  
Fitted dressing table with drawer units  
Fitted carpet

En-Suite Shower Room – 6'10" (2.07) x 4'8" (1.41)  
Ceiling light fitting  
Double glazed window to the side  
Single radiator  
Recessed wash basin and a press flush W.C  
Shower cubicle with a mains shower and tiled walls within  
Vinyl flooring

Bedroom Two – 8'8" (2.64) x 9'5" (2.86) max and into the door recess  
A coved ceiling with a pendant light fitting  
Double glazed bay window to the side  
Double radiator  
A built-in wardrobe with a single radiator within  
Fitted bedside units with overhead cupboard space and a built-in shelved storage cupboard  
Fitted carpet

Shower Room – 6'6" (1.97) x 6'4" (1.92)  
Ceiling light fitting  
Double glazed window to the side  
Single radiator  
Vanity unit with a recessed wash basin and a press flush W.C  
Shower cubicle with a mains twin head shower and wet wall finish within  
Vinyl flooring

#### Garden

The rear garden is low maintenance and is partly block paved and gravelled. There is a patio area to one side and is located by the patio doors that open out from the dining area.

Driveway and Garage 17' (5.18) deep x 9'3" (2.81) wide  
The property benefits from its own garage which is fitted with power and lighting within  
The walls are also ply lined with a work bench at the rear  
Double glazed window to the side and a side entry door  
The driveway is block paved and provides off-street parking

#### Note 1

All light fittings, floor coverings & blinds are to remain.

#### Note 2

There is a communal site factoring fee of approximately £177.74 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.