

62 Ashgrove Park,

Elgin,

IV30 1UT



Offers in region of £97,500

Located within Ashgrove Park which is designed specifically for the over 50's is this 2 Bedroom Park Home. The home features an En-Suite and Driveway which leads to a Detached Garage fitted with an Electric remote operated door.

Features

2 Bedroom Park Home

Driveway and Detached Garage

A bright southwest facing Lounge/Diner

En-Suite to Master Bedroom

Double Glazing & Gas Central Heating

Re-painted externally in July 2022



Located within Ashgrove Park which is designed specifically for the over 50's is this 2 Bedroom Park Home. The home features an En-Suite and Driveway which leads to a Detached Garage fitted with an Electric remote operated door.

Accommodation comprises a Hallway, 'L' shaped Lounge / Diner, Kitchen, 2 Double Bedrooms with an En-Suite Shower Room to the Master Bedroom, and a Bathroom.

**2 Bedroom Park Home
Driveway and Detached Garage
En-Suite to Master Bedroom
Double Glazing
Gas Central Heating**

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

Hallway

Coved ceiling with 2 ceiling light fittings
Mains smoke alarm and carbon monoxide alarm
Double radiator
2 Built-in storage cupboards one of which has an electric heater within
Fitted carpet

'L' shaped Lounge / Diner – 19'5" (5.92) max x 15'6" (4.72) max

A southwest facing, bright and airy room
Comprising a coved ceiling with 3 ceiling light fittings
2 double glazed bay windows to the front, a double glazed bay window to one side and a double glazed window to the other side of the room
2 double radiators and a single radiator
A mock fireplace surround with an electric fire
Space within the room to accommodate a dining table with chairs
BT master point and T.V aerial point
Fitted carpet

Kitchen – 9'6" (2.89) x 9'6" (2.89) plus cupboard space

Coved ceiling with ceiling light fitting
Mains smoke alarm
Double glazed window to the side
Double radiator
A range of wall mounted cupboards and fitted base units
Single sink with drainer unit and mixer tap
Integrated Bosch gas hob with electric oven and overhead extractor unit
Space to accommodate a washing machine (Bosch washing machine to remain)
Space to accommodate a fridge/freezer (to remain)
Built-in storage cupboard
The gas boiler is located within a corner cupboard unit (serviced annually, last serviced in Nov 2022)
BT point
Vinyl flooring

A double glazed side entrance door leads out to the driveway and garage

Bedroom One – 9'7" (2.91) max x 9'5" (2.86)

Coved ceiling with ceiling light fitting
Double glazed window to the side
Single radiator
Fitted wardrobes with electric pipe heaters within
BT point and T.V point
Fitted carpet

En-Suite Shower Room – 9'5" (2.86) max into cubicle x 4' (1.21)

Coved ceiling with ceiling light fitting
Double glazed frosted window to the rear
Double radiator
Extractor fan
Pedestal washbasin and press flush W.C
Double shower cubicle with a mains twin head shower and wet wall finish within
Tile effect flooring

Bedroom Two – 9'6" (2.89) max x 8'11" (2.72)

A double bedroom
Coved ceiling with ceiling light fitting
Single radiator
Double glazed window to the rear
Fitted wardrobes with electric pipe heaters within
Fitted drawer space
Fitted carpet

Bathroom – 6'8" (2.02) x 5'6" (1.67)

Coved ceiling with ceiling light fitting
Double glazed frosted window to the side
Extractor fan
Double radiator
Fitted bath
Pedestal wash basin and press flush W.C

Garden

The rear garden is laid to gravel for low maintenance and a small raised bed for vegetables

Driveway and Garage

A loc bloc driveway providing parking for 2 vehicles
The garage (17'2" (5.23) x 9'3" (2.82) is fitted with lighting, power and an electric remote operated up and over door, there is also a side entrance door into the garage

Note 1

All fitted blinds, floor coverings, light fittings, bedside cabinets and drawer units, fridge/freezer and washing machine are to remain. All mirrors, excluding the lounge mirror are to remain.

Other furniture items can be available by separate negotiation with the owners.

The home was re-painted externally in July 2022 and gutters were cleared in August 2022.

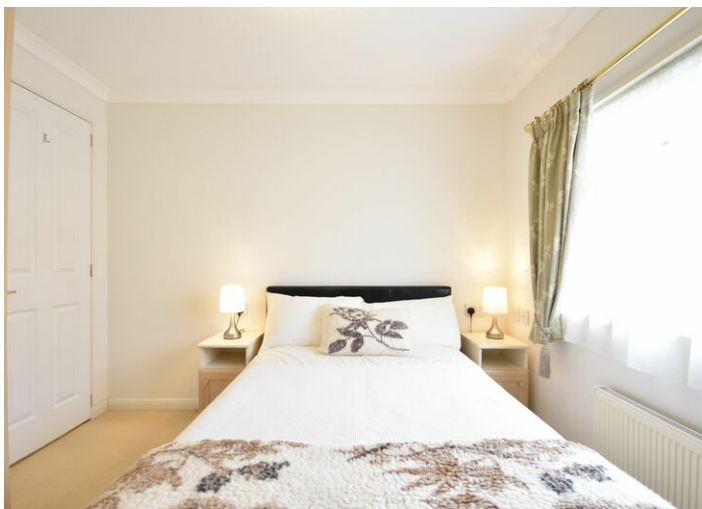
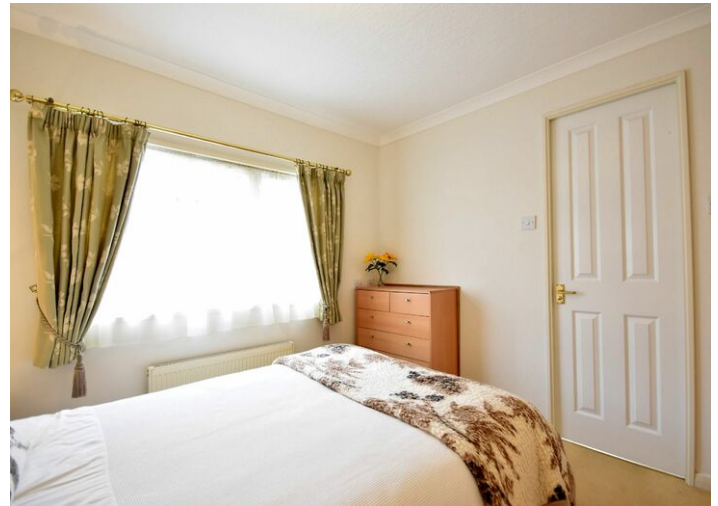
Factoring / Site Fee

There is a monthly factoring/site fee of £157.40 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.