

20 Ashgrove Park,

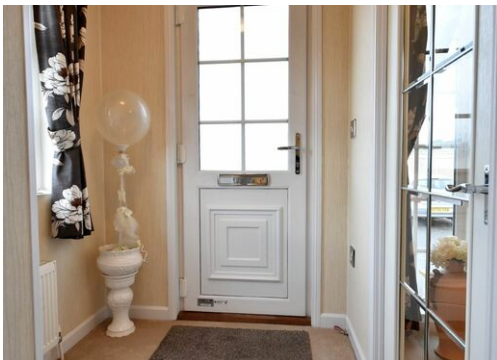
Elgin,

IV30 1UR



**Offers Over £100,000**

2 Bedroom 35ft x 20ft Park Home



## Features

2 Bedroom 35ft x 20ft Park Home

Corner Plot position with Garage and Driveway

En-Suite Shower Room and Walk-in Wardrobe

Double Glazing

Gas Central Heating

Accommodation comprises an Entrance Hallway, Lounge / Diner, Kitchen, Inner Hallway, Master Bedroom with En-Suite Shower Room and Walk-in Wardrobe, a 2nd Double Bedroom and a Bathroom. The park home benefits from a loc-bloc driveway to the front and rear.

Entrance to the Property is via is a uPVC front door with double glazed frosted window leading to:

Hallway

A coved ceiling with ceiling light fitting

Double glazed window to the side

Single radiator

Fitted storage cupboard which also houses the gas boiler

Fitted carpet

Doors lead to the Lounge / Diner and to the Kitchen

Lounge / Diner – 19'4" (5.89) x 14'2" (4.32) reducing to 9'7" (2.91)

A coved ceiling with 3 ceiling light fittings

A double glazed bay window to the front, with a double glazed window to the front and side

Double glazed French patio doors to the side lead out to the garden area

A mock fireplace surround with electric fire

2 double radiators

Space to accommodate a dining table

Fitted carpet

Doors lead to the Kitchen, Main Hallway and Inner Hallway

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

Ceiling light fitting

Double glazed window to the side

Double radiator

Wall mounted cupboards with under unit lighting and display cabinet with lighting within

Fitted base units with roll top work surfaces

Integrated gas hob, overhead extractor unit and electric oven

1 ½ style sink with drainer unit and mixer tap

Integrated dishwasher, washing machine and fridge/freezer

Vinyl flooring

A door leads into the Lounge/Diner and a side entrance door leads out to the driveway area

Inner Hallway

Coved ceiling with light fitting

Loft access hatch

Fitted carpet

Doors lead to the Master Bedroom, Bedroom 2 and the Bathroom.

Master Bedroom with En-Suite Shower Room and Walk-in Wardrobe – 10'2" (3.10) plus wardrobe space x 9'5" (2.86)

Coved ceiling with light fitting

Double glazed window to the side

Double radiator

Fitted drawer space with matching bed side units

Fitted carpet

Doors lead to the En-Suite Shower Room and Walk-in Wardrobe

**En-Suite Shower Room – 5'1" (1.54) x 5' (1.52)**

Coved ceiling with light fitting  
Double glazed frosted window to the rear  
Single radiator  
Shower cubicle enclosure with mains shower and tiled walls within  
Vanity unit with recessed wash basin and press flush W.C  
Vinyl flooring

**Walk-in Wardrobe – 5'1" (1.54) max x 4'2" ( ) max**

Coved ceiling with light fitting  
Single radiator  
Hanging rail and shelf space  
Storage cupboard  
Fitted carpet

**Bedroom Two – 8'9" (2.66) x 7'6" (2.28) plus door recess area wardrobe space**

Coved ceiling with light fitting  
Double glazed window to the side  
Single radiator  
Fitted overhead cupboard space and matching bedside units  
Fitted wardrobes with single radiator within  
Fitted carpet

**Bathroom – 6'3" (1.89) x 6'11" (2.10)**

Coved ceiling with light fitting  
Double glazed frosted window to the side  
Single radiator and heated towel rail  
Bath and vanity unit with recessed wash basin and a press flush W.C  
Vinyl flooring

**Outside Space**

The park home benefits from a site which features garden space mostly laid to gravel with a variety of plants and shrubs

There is a garden area to the rear which has artificial grass

**Driveway and Garage**

The park home benefits from a garage to the rear fitted with lighting and power within  
There is parking to the garage area and to the front

**Council Tax:**

Currently Band - A

**Note 1**

All fitted blinds, floor coverings and light fittings are to remain.

**There is a site factoring lease fee of approximately £157.40 per month. Any interested party will have to have a site meeting with Ashgrove Park to discuss and agree to the park lease agreement terms and conditions.**









**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.