

36 Ashgrove Park,

Elgin,

IV30 1UR



**Offers Over £70,000**

2 Bedroom Park Home located within the Ashgrove Park which is designed for the Over 50's is this Park home



**Features**

Accommodation comprises a Hallway, Lounge, Kitchen / Diner, a Double Bedroom, a Single Bedroom / Office and a Shower Room. The park home site benefits further from a Driveway and Garden with concrete shed.

Entrance to the Property can either be via the main entrance door into the Hallway or via the Lounge door entrance.

#### Hallway

Coved ceiling with pendant light fitting  
Single radiator  
Telephone point  
Vinyl flooring

Doors lead to the Kitchen, Bedroom One, Bedroom Two / Office and the Shower Room.

#### Lounge – 11'10" (3.60) x 11'4" (3.45)

Pendant light fitting  
Double glazed window to the front and side  
Fireplace surround with an electric coal effect fire  
2 single radiators  
Fitted carpet

#### Kitchen / Diner – 11'2" (3.40) x 11'3" (3.42) max

2 pendant light fittings  
2 double glazed windows to the side  
Single radiator  
Wall mounted cupboards with overhead down lighting and fitted base units  
1 ½ style sink with drainer unit and mixer tap  
Integrated gas hob with overhead extractor unit and electric oven  
Integrated washing machine and fridge/freezer  
Storage cupboard houses the Worcester Gas Boiler  
Vinyl flooring

A door leads through to the Entrance Hallway

#### Bedroom One – 11'3" (3.42) max into door recess reducing to 8'8" (2.64) x 9'5" (2.86) plus wardrobe space

Pendant light fitting  
Double glazed window to the side  
Single radiator  
Fitted bedside units with overhead cupboards  
Fitted wardrobes to one side of the room  
Fitted carpet

#### Bedroom 2 / Office – 7'10" (2.38) x 6' (1.83)

Pendant light fitting  
Double glazed window to the side  
Single radiator

Fitted single wardrobe  
Fitted carpet

Shower Room – 6'1" (1.84) x 5'6" (1.67)  
Ceiling light fitting  
Double glaze frosted window  
Single radiator  
Quadrant shower cubicle with 'wet wall' finish within and mains shower  
Pedestal wash basin and press flush W.C  
Vinyl flooring

#### Garden

The park home benefits from a site location offering garden space that wraps around the unit. There is a storage shed to one corner.

#### Driveway

The park home benefits from site location which offers off-street parking for 1 car.



**Energy Performance  
Rate**

**Council Tax Band**

**Currently Band 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.