

36 Ashgrove Park,

Elgin,

IV30 1UR



Fixed Price £65,000

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



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.

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.