



**Harper
Macleod LLP**
Estate Agents & Solicitors



53 Ashgrove Place, Elgin, IV30 1UJ
Offers over £95,000

Ground floor flat situated in a convenient location for the retail parks and town centre. The accommodation comprises entrance vestibule, hallway, lounge, kitchen, two bedrooms and a bathroom. The property further benefits from double glazing, gas central heating and gardens front and rear.

ENTRANCE VESTIBULE

6'7" x 3'6" (2.03m x 1.07m)

Wooden and glazed entrance door; wood effect flooring; inset ceiling spotlights.

HALLWAY

Fitted carpet; two ceiling light fittings; walk-in cloak cupboard (2.38m x 1.10m) housing the electric consumer units; second spacious shelved storage cupboard.

LOUNGE

15'7" x 15'5" (4.75m x 4.71m)



Window to front; fitted carpet; ceiling light fitting.

KITCHEN

8'11" x 8'1" (2.74m x 2.47m)



Window to side; range of base and wall units in light wood effect; single built-in electric oven; four ring gas hob and hood; Beko washing machine; wall mounted gas central heating boiler; vinyl flooring; ceiling light fitting.

BEDROOM 1

12'0" x 9'6" (3.67m x 2.92m)



Window to rear; double built-in wardrobe; fitted carpet; ceiling light fitting.

BATHROOM

8'5" x 5'3" (2.57m x 1.61m)



Window to rear; sink, WC and bath with electric shower over; wall mounted cabinet; vinyl flooring; ceiling light fitting.

BEDROOM 2

12'0" x 8'2" (3.68m x 2.50m)



Window to rear; spacious built-in cupboard; fitted carpet; ceiling light fitting.

OUTSIDE



The property has gardens to the front and rear, landscaped with low maintenance gravel and slate; some mature shrubs; wooden shed and rotary clothes dryer.

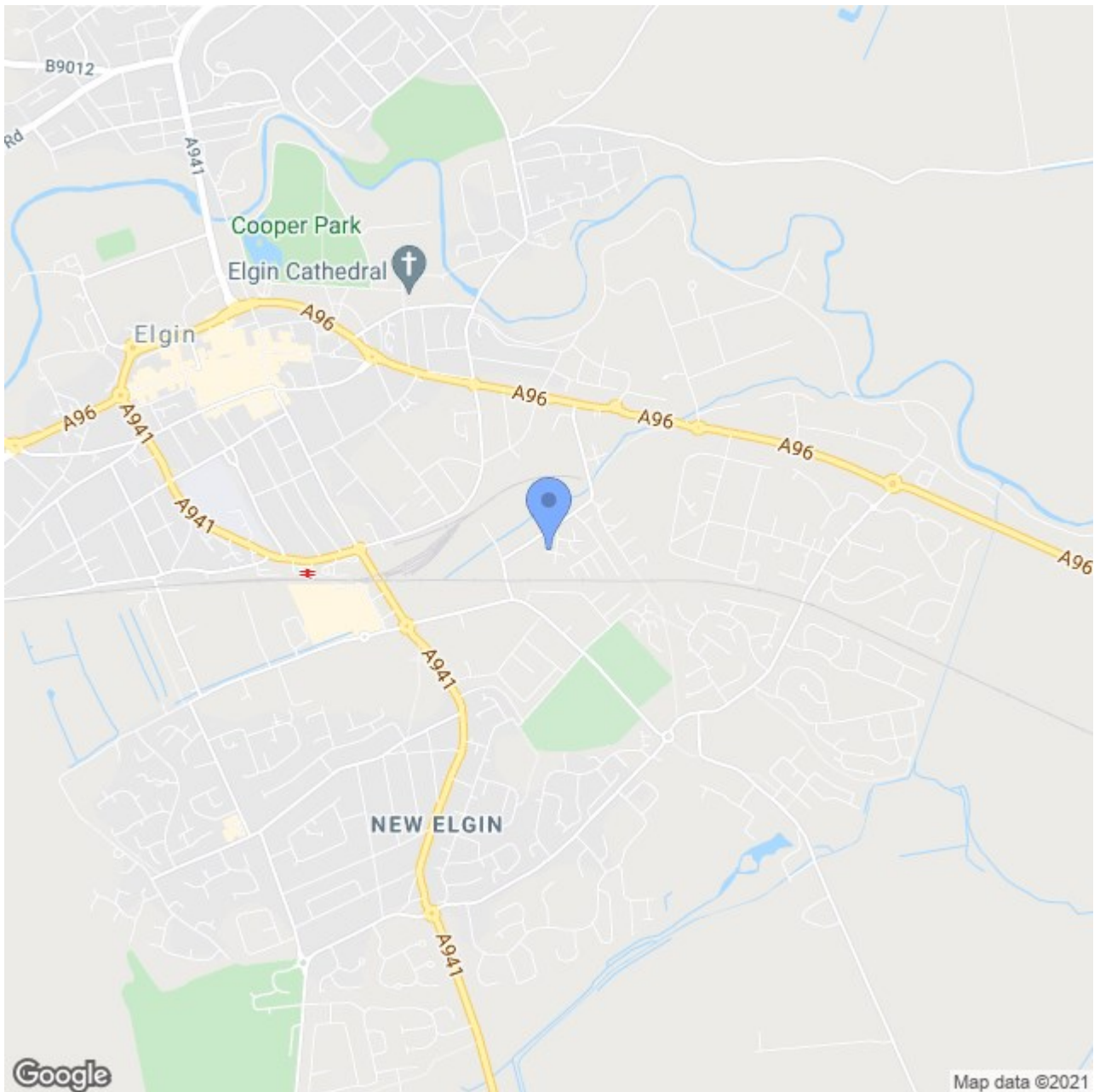
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, all blinds, all bathroom fittings, the oven, hob, hood and washing machine in the kitchen and the wooden shed and rotary clothes dryer in the garden.

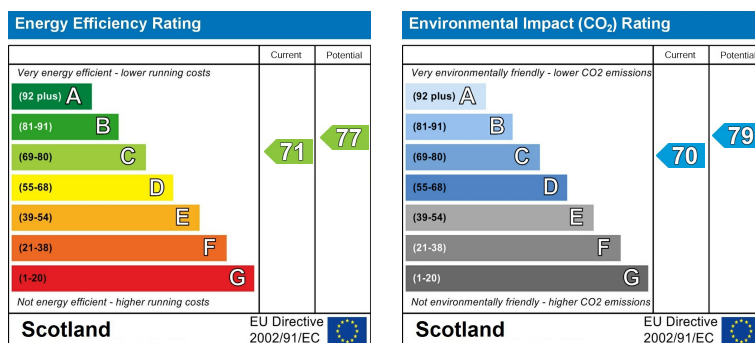
Council Tax Band: B

Viewings: Contact selling agent on 01343 555150

Area Map



Energy Efficiency Graph



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