



Ashgrove Place, Elgin, IV30 1UJ
Offers Over £110,000

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Spacious 2 bedroom ground floor flat located in an ideal location for the retail parks, town centre and railway station.

Elgin has a variety of local shops, chain stores, primary and secondary schooling as well as pubs and restaurants.

The accommodation comprises entrance vestibule, hallway, lounge, kitchen, two bedrooms and a shower room. The property further benefits from double glazing, gas central heating, a designated parking space and gardens front and rear.

EPC C

Council tax band B

Vestibule 6'10" x 3'3" (2.1 x 1)

The property is entered via a secure wooden door with glazed pane.

Neutral fitted carpet.

Ceiling light fitting.

Hallway

L shaped hallway providing access to all accommodation.

Central heating radiator.

Two ceiling light fittings.

Laminate flooring.

Large storage cupboard housing electricity meter and consumer unit. (2.4m x 1.1m)

Storage area with power and light which could be utilised as study space.(2.3m x 1.1m)

Lounge 15'1" x 15'1" (at widest point) (4.6 x 4.6 (at widest point))

Bright spacious lounge with large window to the front aspect.

Light wood laminate flooring.

Ceiling light fitting.

Central heating radiator.

Smoke detector.

Archway to kitchen.

Kitchen 8'6" x 7'6" (2.6 x 2.3)

A good range of wall and base units with ample worktop space.

Window to the side aspect.

Plumbing for a washing machine.

Electric oven, four ring gas hob and extractor hood above.

Sink with drainer.

Large larder cupboard.

Gas boiler.

Tiled flooring.

Ceiling lighting.

Bedroom 1 9'6" x 9'6" (2.9 x 2.9)

Double bedroom with window to the rear aspect.

Fitted carpet.

Built in wardrobe with double mirror fronted doors.

Central heating radiator.

Ceiling light fitting.



Bathroom 8'2" x 4'11" (2.5 x 1.5)

Four piece bathroom suite in white comprising bath, pedestal wash hand basin, toilet and shower cubicle with mains shower unit.

Frosted window to the rear aspect.

Tiled flooring.

Wall mounted towel radiator.

Extractor fan.

Bedroom 2 9'6" x 7'10" (2.9 x 2.4)

Double bedroom with window to the rear aspect.

Light wood laminate.

Built in wardrobe with double mirror fronted doors.

Central heating radiator.

Ceiling light fitting.

Exterior

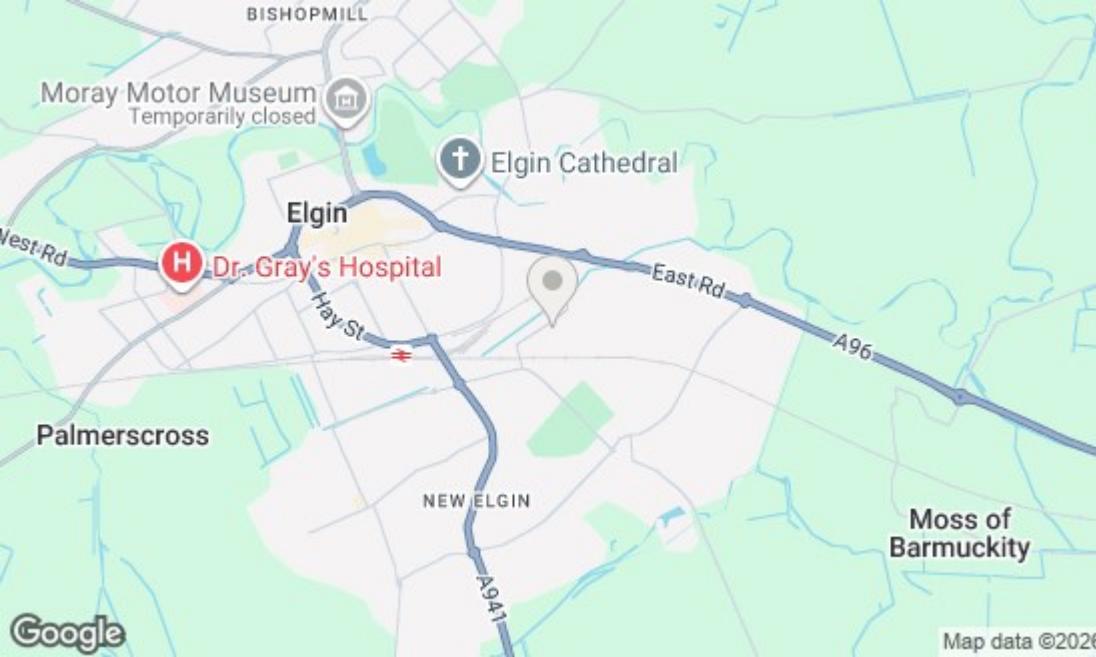
The front garden is laid to lawn with mature planted border.

The enclosed rear garden is laid with decorative chipped stones and has mature hedging providing privacy.

There is an allocated parking space to the rear of the property.

Large timber shed.





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