



75 Ashgrove Park, Elgin IV30 1UT

Offers Over £80,000

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Key Features

- Park Home
- Over 50's community
- Spacious Lounge
- Kitchen
- Master bedroom with ensuite
- Bedroom 2
- Bathroom
- Driveway
- Garden



Hallway

UPVC front door leads to the hallway. Two storage cupboards. Carpet, radiator and recessed spotlights.

Lounge/Diner 4.72m x 5.89m

Spacious room with ample space for lounge and dining furniture. Windows to the front and side fitted with blinds and curtains. Fireplace with electric fire. Two radiators, fitted carpet and two light fittings.

Kitchen 3.47m x 2.81m

Fitted with a range of white base and wall mounted units with ample work surfaces. Window and door to the rear. Integrated gas hob, electric oven and a fridge freezer. Radiator, vinyl flooring and light fitting.

Master Bedroom 2.86m x 2.82m

Double bedroom with built-in wardrobes, drawers and dressing table. Fitted carpet, light fitting and radiator. Window to the side with curtains. Door to:-

Ensuite 1.19m x 2.81m

Three piece suite comprising shower cubicle, wash hand basin and WC. Opaque window with roller blind. Vinyl flooring, radiator, extractor and light fitting.

Bedroom 2 2.68m x 2.81m

Double bedroom with built-in wardrobes. Fitted carpet, light fitting and radiator. Window to the front with curtains and blinds.

Bathroom 1.67m x 1.98m

Three piece suite comprising bath, wash hand basin and WC. Radiator, vinyl flooring, light fitting and extractor. Opaque window to the front.

Garden

Low maintenance gardens to the front, left hand side and rear which are mainly laid in stone chippings with paved paths and steps to the front and rear leading up to the property. To the right of the property is an area of lawn with some shrubs. Stone shed and lock block driveway with parking for one car.

Fixtures and Fittings

All floor coverings, light fittings, blinds, curtains, fridge freezer, integrated oven and hob are included in the sale.

Factor Fee

There is a communal site factoring fee of approximately £178 per month.

Services

Mains electricity, water and drainage. Gas central heating and double glazing.



This park home is situated within walking distance of the centre of Elgin, providing convenient access to local amenities. With its prime location, residents can enjoy proximity to shops, cafes, and public transport options, making daily errands simple and accessible. The property is designed for those over 50, offering a sense of community and security.

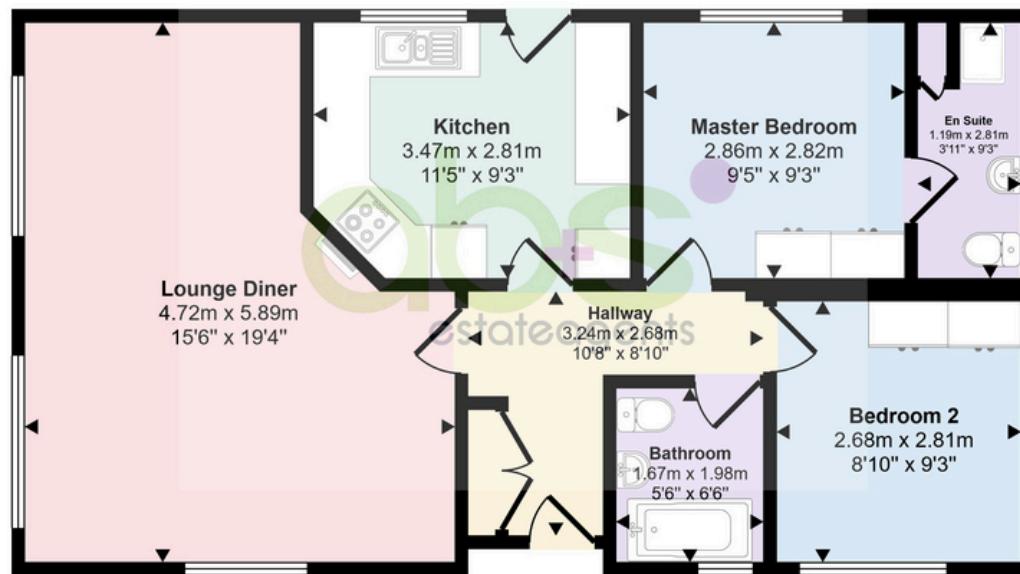
Inside, the park home boasts a spacious lounge with dining area with the kitchen next to it. The master bedroom includes an ensuite shower room for added privacy and convenience. The second bedroom provides flexibility for guests or can be used as a study or hobby room.

The property includes a dedicated driveway, offering off-street parking. The garden offers outdoor space for leisure or gardening activities, allowing you to enjoy the peaceful surroundings. With gas central heating throughout, comfort is assured all year round.

Don't miss out on this opportunity to secure a place in this desirable community.



Approx Gross Internal Area
64 sq m / 690 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Council Tax Band: A
Council Authority: Moray Council