

4 Ashgrove Court, Elgin IV30 1UH

Offers Over £105,000

abs estateagents

Key Features

- First floor flat
- Deceptively spacious
- Open plan lounge/dining/kitchen
- 2 bedrooms
- Bathroom
- Excellent storage
- Gas central heating
- Cul-de-sac situation



Deceptively spacious first-floor flat located in Ashgrove Court, Elgin, offers an open-plan lounge, dining, and kitchen area with excellent storage. This property features two bedrooms and a bathroom, nestled in a cul-de-sac setting.

This first-floor flat in Ashgrove Court provides a practical living space with an open-plan lounge, dining, and kitchen area. The layout is designed to maximise the available space, making it ideal for entertaining or relaxing at home. With two bedrooms and a bathroom, it caters to both small families and professionals.

Located in a cul-de-sac, this property offers a sense of privacy while still being conveniently situated within Elgin. The town is known for its historic charm and vibrant community, with various amenities and transport links nearby. The flat benefits from gas central heating, ensuring comfort throughout the year.

Storage solutions have been well considered in this flat, providing ample space for belongings without compromising on living areas. Built in 1991, the property combines modern convenience with established surroundings.

With its central location and functional design, this flat is an excellent opportunity for buyers looking to settle in Elgin. Act now to secure this property and enjoy all that the area has to offer.















Entrance Hall

Hardwood front door with opaque glazed panels leads to the entrance hall. Staircase up to the first floor accommodation.

Hallway

Spacious hallway with two walkin cupboards, one with shelving and the other housing the gas combi boiler. Doors to all rooms. Hatch to loft space.

Lounge/Diner 5.75m x 3.23m

Good-sized room with windows to the front.

Kitchen 2.79m x 2.17m

Base and wall mounted units. Dishwasher, electric oven and gas hob. Sink and drainer with mixer tap.

Master Bedroom 2.81m x 2.78m

Double bedroom with windows to the rear. Built-in wardrobe with mirrored sliding doors.

Bathroom 1.49m x 2.46m

Three piece suite comprising WC, bath and wash hand basin. Opaque window to the rear with curtains. Medicine cabinet.

Bedroom 2 2.23m x 2.85m

Double bedroom with window to the rear. Built-in wardrobe with sliding doors.

Home Report

Home report valuation as of November 2026 is £105,000, the EPC rating is C and the council tax band is B

Fixtures and Fittings

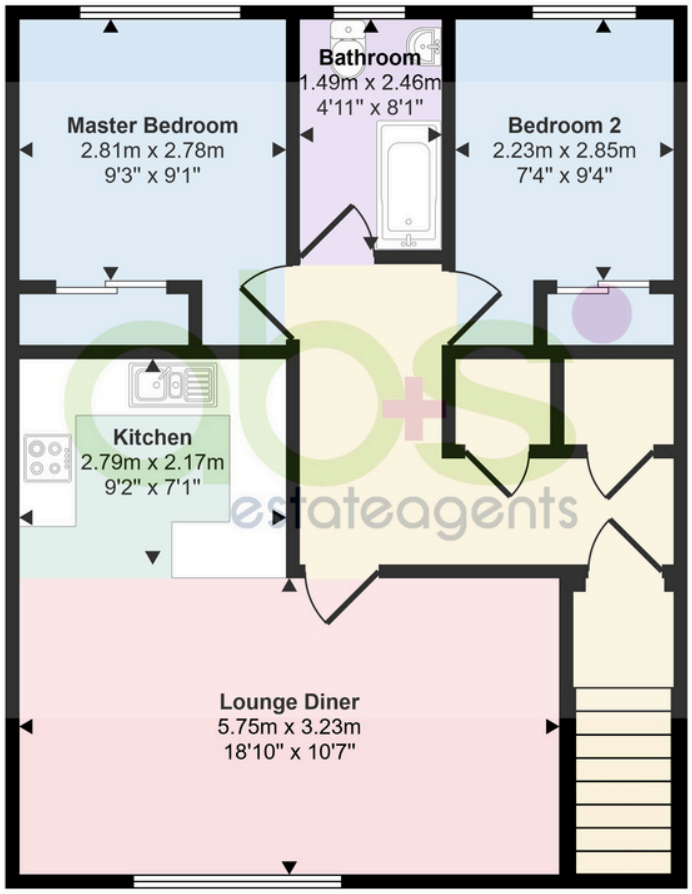
All floor coverings, light fittings, oven, hob and dishwasher are included in the sale.



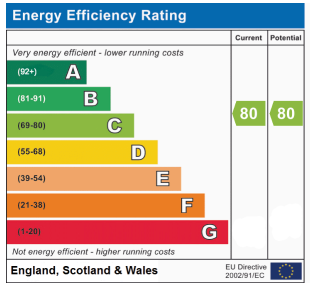


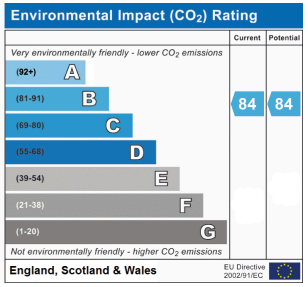


Approx Gross Internal Area
63 sq m / 682 sq ft



First Floor





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.

Tenure Type: Freehold
Council Tax Band: B
Council Authority: Moray

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