

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

14 Ashgrove Park, Elgin IV30 1UR



This detached two bedroom park home with driveway and detached garage is situated in a secure, established residential park for the over 50s, close to Elgin town centre, making an ideal retirement home.

**DETACHED PARK HOME
TWO DOUBLE BEDROOMS
EN SUITE SHOWER ROOM AND
WALK-IN WARDROBE
DRIVEWAY AND GARAGE
GAS-FIRED BAXI COMBI
BOILER
DOUBLE GLAZING
FURNITURE INCLUDED
GROUND RENT £171.57 PER MONTH
COUNCIL TAX BAND A
LEASEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£90,000**

E1075

This detached two bedroom home is situated in Ashgrove Park, a long established residential park exclusively for the over 50s, located within walking distance of Elgin town centre and local amenities.

In walk-in condition, the accommodation comprises: Entrance vestibule, open plan living room/diner with fireplace housing a 2kw heater with flame effect illumination, modern fitted kitchen with integrated appliances, hallway, bathroom and two bedrooms, one with en suite shower room and walk-in wardrobe. The furniture is included in the sale. Heating is via a Baxi gas-fired combi boiler, and there is double glazing throughout.

The property has a driveway, detached garage and low maintenance outside space including a drying area.

A ground rent currently £171.57 per month is payable to the Park.

This would make an ideal retirement property and we highly recommend a viewing.

The previous occupant had full fibre broadband supplied by BT. According to the Openreach website, the estimated download speed for superfast fibre broadband at this property is 40-65Mbps.

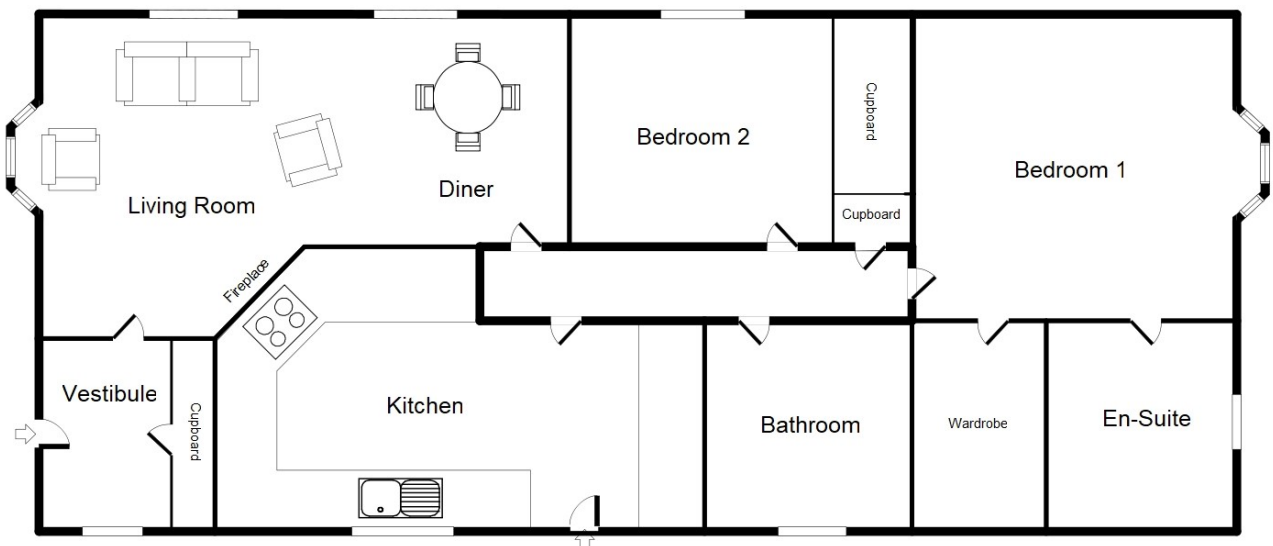




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen 4.24m x 2.68m
- Lounge/Diner 6.12m x 4.5m
- Vestibule 1.31m x 1.7m
- Bathroom 1.7m x 2.0m
- Bedroom 2 2.82m x 2.5m

- Bedroom 1 3.83m x 2.6m
- Wardrobe 1.5m x 2.0m
- En Suite 2.0m x 1.55m
- Garage 2.64m x 4.74m



Please note this floorplan is not to scale and is for representational purposes only

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.