



CCL



CCL

CCL are delighted to offer for sale this one bedroom Ground Floor Apartment in the popular area of Ashgrove in Elgin. The property offers good accommodation all on one floor, with light, neutral décor, an easily maintained gardens to the front and rear, resident private parking. An ideal purchase for the first time buyer or as a buy to let opportunity. Viewing is highly recommended to appreciate the quality of the accommodation on offer.

The property is located in a quiet and popular residential suburb of New Elgin, close to the main city centre of Elgin. Elgin is a lively and charming market town and is the administrative and commercial capital of Moray with a population of around 21,000. The town offers a vast array of amenities and facilities including a number of primary schools, two secondary schools, hospital, health and social services. A range of high street shops, small retailers, sport and leisure facilities are on offer in the vicinity. Elgin is also home to Moray College UHI which provides a range of courses for around 10,000 students. The town is extremely well serviced and is situated approx. 36miles east of Inverness and 64miles west of Aberdeen with good transport links via the A96



CCL

T: 01343 610520

[www.cclproperty.com](http://www.cclproperty.com)



# 19 Ashgrove Place | Elgin | Moray | IV30 1UJ

## Offers Over £75,000 Freehold

### Property

Superb one bedroom Ground Floor Flat with well proportioned accommodation with vestibule, living room, kitchen, inner hall, double bedroom and bathroom. Enclosed garden to the front and the rear, as well as resident parking. All fitted floor coverings, blinds, curtains and light fittings are to be included in the sale.

Accommodation:

Vestibule:

Access is gained via an exterior door, further interior door with glazed panels leads into the Living Room.

Living Room: (4.93m x 4.90m)

A comfortable and spacious room decorated in neutral tones with large window to the front providing excellent natural light. A large walk-in cupboard provides generous storage space. Archway gives access to the open plan kitchen.

Kitchen: (3.42m x 2.79m)

On open plan with the living room, fitted with a good range of wall and base units in white with matching work tops and splashback, incorporating a stainless steel sink and drainer. Integral oven, gas hob and extractor hood. Space for fridge and automatic washing machine. Window to the side.

Inner Hallway:

Door from the living room leads to the inner hallway, which then gives access to the bedroom and the bathroom. Two further storage cupboards.

Bathroom: (2.77m x 2.07m)

Fitted with a 3 piece white suite comprising of W.C, wash hand basin and bath with overhead electric shower and fitted with aqua panels and shower curtain. Frosted glazed window to the rear.

Bedroom: (3.37m x 2.81m)

Double bedroom with window to the rear. Double wardrobe with mirror doors providing hanging and shelf space.

### External

There is a fenced off garden area to the front of the property laid to lawn featuring a path to the main door. Wooden gate provides access to the rear garden, which is enclosed and mainly laid to lawn with a drying area and bin storage to the side.

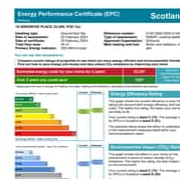


### CCL Property

62 High Street, Elgin, Moray, IV30 1BU

T: 01343 610520

[www.cclproperty.com](http://www.cclproperty.com)



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.