15 Ashgrove Square

Elgin, IV30 1UN

Offers Over £100,000

ccl PROPERTY

Ashgrove Square

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CCL are delighted to offer for sale this two 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 garden to the front and allocated private parking. An ideal purchase for the first time buyer, a young family 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, just a few minutes walk from 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 trunk route and rail links to Inverness and Aberdeen and their respective airports.

The Property

Superb two bedroom Ground Floor Flat with well proportioned accommodation with vestibule, hallway, living room, kitchen, 2 double bedrooms and shower room. Enclosed garden to the front and grass area to the rear, as well as private parking. All newly fitted floor coverings, blinds, and light fittings are to be included in the sale. Further items may be available under separate negotiation.

Accommodation:

Vestibule: (1.29m x 1.27m)

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

Hallway:

The Living Room, Bedrooms and Bathroom are all accessed from the hallway and there is also a convenient storage cupboard which houses the electricity meter. Newly laid with light wood laminate flooring.

Living Room: (4.93m at longest x 4.90m)

A comfortable and spacious room decorated in neutral tones with new wood laminate flooring. An attractive bay window area featuring 2 windows (with potential for a window seat) which are fitted with venetian blinds and look out onto the rear of the property providing good natural light. A glazed panel door leads into the kitchen and a large walk-in cupboard provides generous storage space.

Kitchen: (3.42m x 2.79m)

A bright fitted kitchen with a good range of wall and base units in light wood with matching work tops and splashback, incorporating a 1½ bowl sink and drainer. Integral oven, electric hob and stainless-steel cooker hood. Space for fridge freezer and under counter space for automatic washing machine. There is ample space for a small table and chairs, large window looks out onto the rear of the property and a glazed paneled door leads into the living room. The flooring is wood laminate.

Bathroom: (2.77m x 2.07m)

Fitted with a 2 piece white suite comprising of corner W.C and wash hand basin in shelved wooden vanity unit with storage. A large double size walk in shower with electric shower installed, shower rail with curtain and grey aqua panels. Patterned vinyl tile effect floor with matching wall. Extractor fan and an electric heater.

Bedroom 1: (3.37m x 2.81m)

Double bedroom with window to the front fitted with venetian blind, fitted cupboard with hanging and shelf space providing good storage and the floor is carpeted.

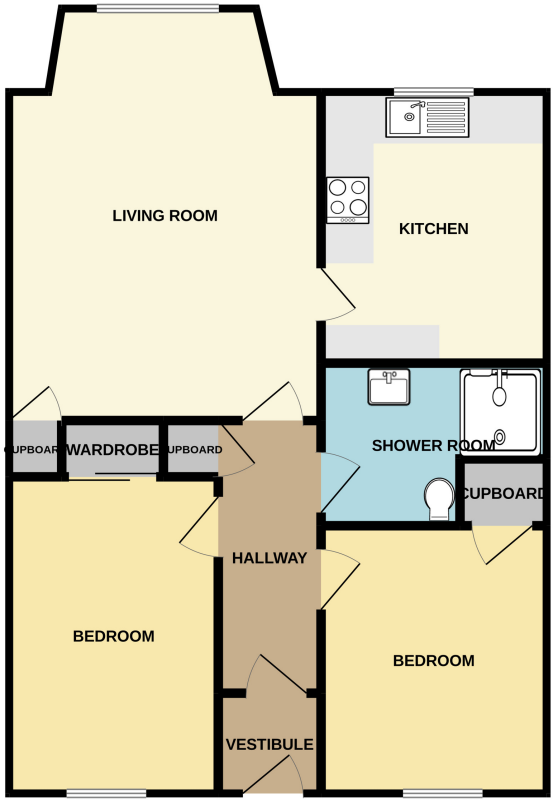
Bedroom 2: (4.00m x 2.63m)

Second double bedroom with window to the front fitted with venetian blind. Double wardrobe with mirror doors and vinyl flooring.

External

There is a fenced off garden area to the front of the property featuring a path to the main door with wooden decking either side. A further grassed area at the rear of the property. There is also a BT fibreoptic cable connected.

GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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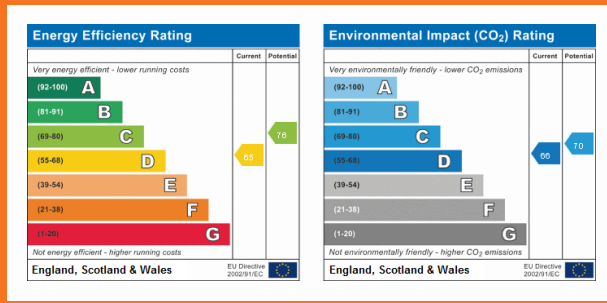

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