



**Harper
Macleod LLP**
Estate Agents & Solicitors



11 Ashgrove Court, Elgin, IV30 1UH
Offers over £105,000

Two bedroom ground floor flat located in a popular residential area close to the Retail Park, supermarket and train station. The accommodation comprises entrance vestibule, hallway, lounge, kitchen, bathroom and two bedrooms. The property, which would make an ideal investment purchase or first-time buy, further benefits from double glazing, gas central heating and allocated parking.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

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ENTRANCE VESTIBULE

7'4" x 3'6" (2.25m x 1.09m)



Wooden and glazed external door; inset ceiling spotlight; laminate flooring; door to hallway.

HALLWAY



Two ceiling light fittings; three spacious walk-in storage cupboards.

LOUNGE

15'6" x 10'0" (4.74m x 3.05m)



Window to front; ceiling light fitting; laminate flooring.

KITCHEN

9'7" x 8'11" (2.94m x 2.74m)



Window to side; ceiling strip light; tile effect flooring; space for under counter appliance; slot-in electric cooker with four ring hob; hood; wall mounted gas central heating boiler.

BEDROOM 1

12'1" x 9'7" (3.69m x 2.93m)



Window to rear; ceiling light fitting; laminate flooring; double built-in mirrored wardrobe.

BATHROOM

8'8" x 5'3" (2.65m x 1.62m)



Window to rear; ceiling light fitting; vinyl flooring; WC; pedestal sink; bath with mains fed shower over.

BEDROOM 2

12'2" x 7'8" (3.73m x 2.35m)



Window to rear; ceiling light fitting fitted carpet; double built-in wardrobe.

OUTSIDE



There is allocated parking to the front of the property. A paved pathway leads round the side of the property to the private rear garden which is laid to lawn; wooden shed.

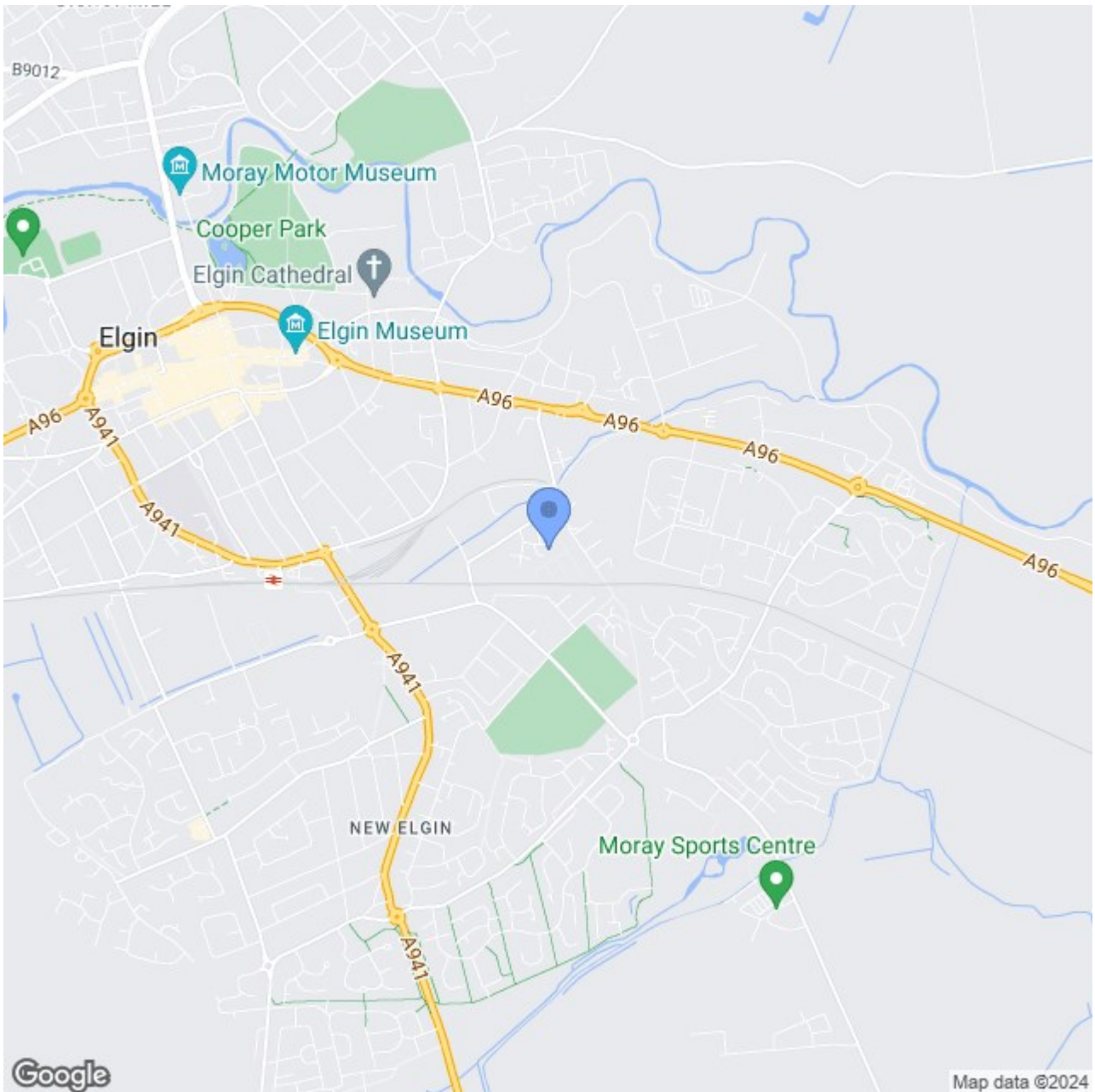
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, all bathroom fittings, the slot-in cooker in the kitchen and the wooden shed in the garden.

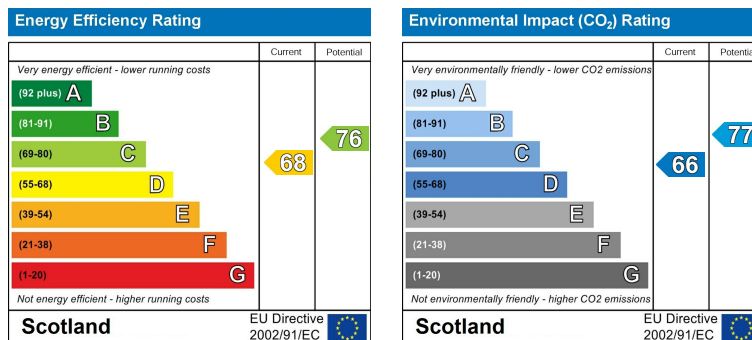
Council Tax Band: B

Viewings: Contact selling agent on 01343 555150.

Area Map



Energy Efficiency Graph



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