



Nestled in a secluded area of Spindrift, sheltered by established trees, the Park View is a superb example of Park Home living. Bright and spacious accommodation with everything you require to ease into your new relaxed lifestyle.

R&R Urquhart LLP



Introducing the Park View. A luxurious contemporary lodge offering a blend of elegance and modern living. This property, set in a tranquil and scenic location, provides comfort and style with its innovative design and superior functionality.

Park View Lodge is situated in the exclusive Spindrift residential park approximately 2 miles South of Nairn. The park occupies a limited number of park homes and retains much of the open space and views over the fields and countryside.

The property offers the opportunity to purchase the property, and move straight in having the benefit of all the furniture and appliances being included.

The lodge is entered into a convenient utility room with stainless steel sink and ample storage.

A door then leads into a fabulous open-plan lounge/ dining room and fully equipped quality kitchen with integrated appliances, this area is undoubtedly the hub of the home. Numerous windows and French doors to the decked area, allow an abundance of natural daylight to flood in from all aspects, and is decorated in contemporary neutral tones with a splash of complementing navy, oozing style.

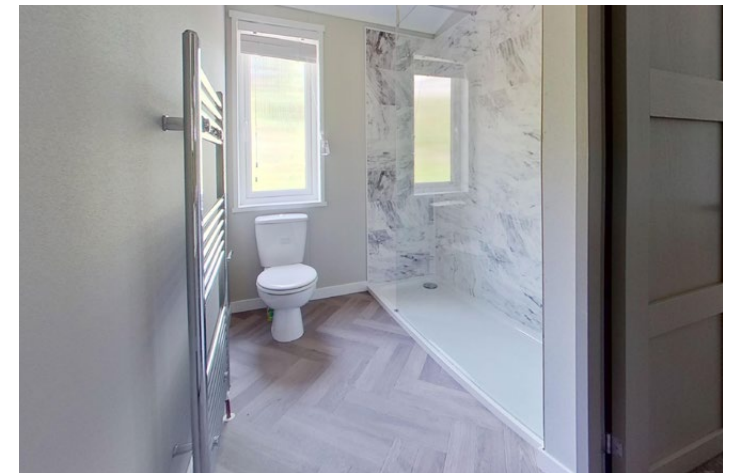
The master bedroom, complete with a fitted dressing area and a beautiful en suite shower room with chrome finishings ensures a delightful escape to privacy.

The second twin bedded room offers generous built-in storage and a contemporary Jack and Jill shower room which can be accessed from bedroom 2 and the hallway.

The properties at Spindrifft are suitable for permanent, year round residency for the over 55's and will appeal to cash buyers as a mortgage for this type of property might not be available. The attractive and tranquil grounds are maintained by the park home landlords and there is a ground fee of currently £1800 per annum which covers the ground lease, ground maintenance, the secure electric gates at the entrance of the park and street lights.

Residential park homes are neither leasehold or freehold. Under the Mobile Homes Act 2013, the plot which the park home is sited on remains the sole property of the park owner. The park home itself will be yours outright, however, the land is not included in the purchase price, nor is it leased from the park owner under a leasehold agreement. Instead, you will sign a Written Statement under the Mobile Homes Act 2013 and pay monthly ground rent (also known as pitch fee) of £150 to locate your home on that plot.

You do not have to pay LBTT (Land and Building Transaction Tax) or employ the use of a solicitor to purchase a park home, although, you may choose to do so. You can find a list of specialist park home solicitors/lawyers on our website.





A copy of the Spindrift Park Homes Agreement is available on request and will also be made available to the Purchaser.

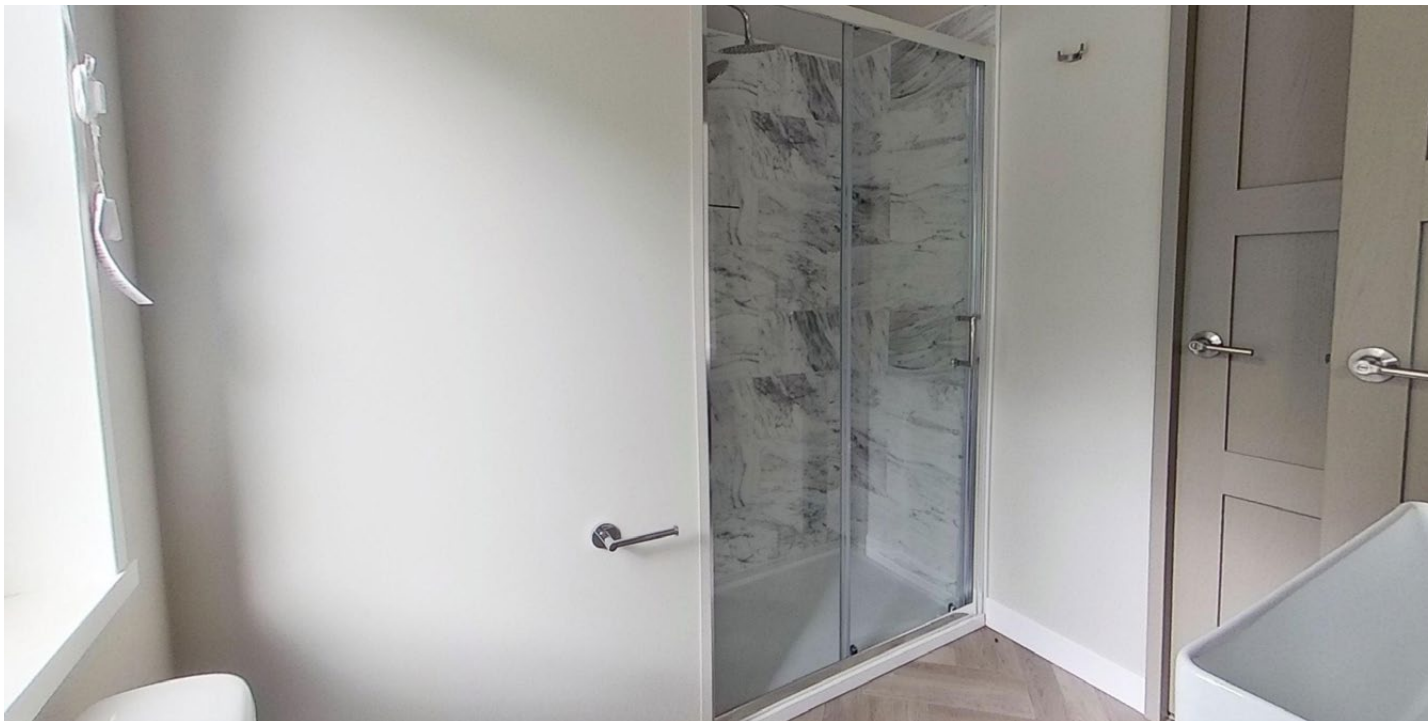
For reasons of clarity and transparency, we suggest you visit the park home living website for current information on choosing the park home lifestyle. www.parkhome-living.co.uk

About Nairn

Nairn with its own micro-climate is a thriving community which benefits from two championship golf courses, a sports club, swimming pool, a new community and arts centre and an excellent choice of clubs offering a variety of activities, indoor and outdoor. We are also proud to offer award winning restaurants, bars, shops and beautiful

beaches with miles of golden sands and views over the Moray Firth.

Nairn offers very convenient transport links including a train station, bus services and Inverness airport is close-by providing air links to many UK and European destinations.



Approx. Dimensions

40 x 20 Victory Park View (2023)

Lounge/Dining/Kitchen	5.24m x 5.80m
Bedroom 1	3.00m x 2.67m
En-suite	3.03m x 1.84m
Dressing room	1.81m x 0.91m
Bedroom 2	3.07m x 3.04m
Shower room	2.25m x 2.10m
Utility Room	1.93m x 1.78m

Extras Included

All furniture in-situ, fitted floor coverings, blinds, curtains, dishwasher, washing machine, fridge, freezer, gas hob, electric oven. Private parking and garden space available.

Heating	Liquid petroleum gas (LPG) feeding radiators. Properties are individually metered. No standing charges apply, only usage.
Double Glazing	uPVC double glazing
Council Tax	Band A
Home Report	Exempt
Gas	LPG (Calor)
Electricity	Mains
Water	Mains
Drainage	Septic tank



The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.