

14 SPINDRIFT PARK HOMES, LITTLE KILDRUMMIE, NAIRN IV12 4SH

Fixed Price £110,000



A fantastic opportunity to purchase this contemporary, and cost effective two bedroom park home, set in the peaceful semi-rural setting of Spindrift Park on the outskirts of Nairn.

R&R Urquhart LLP



No 14 is situated just inside the main gates, 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 has been brought to the market in walk-in condition and benefits from all the furniture and appliances being included. The property has rarely been used, due to the owner living abroad.

The beautiful triple aspect and open-plan lounge/dining/kitchen has a door leading to the side of the property and French doors leading to the south facing decking area. This room is flooded with natural daylight and a pleasure to be in. The lounge, decorated in neutral tones, also features a fireplace with Flametek electric fire creating a focal point. A TV is sited above the fire on an integral unit. The well-appointed contemporary kitchen incorporates a washing machine, microwave, fridge, freezer and a gas cooker with extractor hood above. An island provides

excellent additional workspace and has storage below. There is also space for a dining table and chairs.

An inner hall leads to two bedrooms and the bathroom.

The bright and airy master bedroom provides lots of great storage, including a walk-in wardrobe with radiator and light. The room also benefits from an invaluable en-suite shower room comprising a WC, wash hand basin and shower cubicle housing a mains fed shower.



There is then a twin bedded room again with excellent built-in storage.

To complete the accommodation is a well-appointed guest bathroom comprising a white WC, wash hand basin with storage below and a mirrored cabinet above, and a bath with mains fed shower over and a glass shower screen. A gravelled garden is included and can be developed by the purchaser.

The properties at Spindriff 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.

Approx. Dimensions

40' x 13' – Avantgarde Supreme (2021)	
Lounge/Dining/Kitchen	6.51m x 4.18m
Bedroom 1	3.09m x 2.63m
En-suite	2.00m x 1.05m
Bedroom 2	2.91m x 1.83m (at widest)
Bathroom	1.96m x 1.72m



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.

Extras Included

All furniture in-situ, fitted floor coverings, blinds, curtains, washing machine, fridge, freezer, gas cooker.

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 C
Gas	LPG (Calor)
Electricity	Mains
Water	Mains
Drainage	Septic tank
Home Report	Exempt



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.