

9 Findhorn Park, Forres, IV36 2AD



An opportunity to acquire a 3 Bedroom Park Home located in the popular residential area of Riverview Country Park, Mundole, Nr Forres.

Accommodation comprises; Open Plan Lounge/Diner, Kitchen, 3 Bedrooms, Shower Room and W.C.

Further benefits include, Gas, uPVC double glazing, Veranda and Enclosed Garden.
An Internal Viewing is Recommended.

Offers Over £55,000

Open Plan Lounge/Kitchen

Lounge/Diner - 14'11" narrows to 11'3" x 12'5"

Lounge/ Diner with recess halogen spot lights to the ceiling, smoke alarm and Carbon monoxide alarm. Focal point of the room is a wall mounted electric fire. 2 double radiators. TV, BT and various power points. Three uPVC double glazed windows with hanging curtains overlooking the side aspects . Further uPVC double glazed patio doors with co-ordinating side glass windows leads on to the Verandah. Carpet to the floor. Ample space available for a dining table and chairs.

Kitchen - 7'4" extending to 12'0"

Modern fitted kitchen providing a range of wall mounted cupboards and base units with a roll top work surface. Stainless steel single sink with chrome mixer tap and drainer. Electric oven & grill, 4 ring gas hob and overhead extractor fan. Space available for a washing machine, fridge and small freezer. uPVC double glazed window with venetian blind overlooks the side aspect. Recessed light fittings.

Bedroom 1 - 9'10" x 6'10"

Double Bedroom with window to the side aspect with hanging curtains. Single light fitting to the ceiling. Wall mounted light fitting. Carpet to the floor. Power point. Double wardrobe .

Bedroom 2 - 7'5" x 5'5"

Single Bedroom with window to the side aspect. Carpet to the floor. Single power point. Wall mounted cupboard. Single light fitting.

Bedroom 3 - 6'11" x 5'5"

Single bedroom with a ceiling light fitting, single radiator, various power points, carpet to the floor. Wall mounted storage cupboard. uPVC double glazed window with hanging curtains overlooks the side aspect.

Shower Room - 4'7" x 7'2"

Low level W.C, pedestal wash hand basin with chrome mixer tap, shelf and wall mounted mirror. Corner shower enclosure with a mains operated shower a plastic wet wall finish. Wall mounted medicine cabinet with mirror doors. Ceiling light fitting, heated towel rail, extractor fan and uPVC obscure double glazed window with a venetian blind overlooks the side aspect. Wall mounted mirror. Wood effect vinyl to the floor.

W.C - 4'7" x 2'3"

Low level W.C, pedestal wash hand basin with chrome mixer tap, shelf and wall mounted mirror. Ceiling light fitting, white accessories and uPVC obscure double glazed window to the side aspect. Wood effect vinyl to the floor.

Front & Rear Gardens

The property is accessed via a ramp leading on to the veranda which provides a large balcony located outside the lounge. The front and side is partially enclosed within a fence boundary and is laid to lawn. Outside lights. Allocated space for parking.

Site Fee/Ground Rent –
£2625 per annum

Note 1 – All light fittings, blinds, curtains, carpets and integrated appliances are included in the sale.

Council Tax Band "A"







Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.