



**16 SEAVIEW CARAVAN PARK, FINDHORN RD,
KINLOSS IV36 3TF**



We are pleased to offer this Residential 2 Bedroom Willerby -The Lyndhurst, Park Home located on the popular Seaview Caravan Park which is located within a few minutes of the popular Village of Findhorn and Kinloss.

Kinloss has a local grocery store, post office, restaurant and pub. The beautiful seaside village of Findhorn has a wider range of cafes, shops, pubs and restaurants which enjoy fantastic views along the Findhorn Bay. The Eco village at Findhorn Park also provides a further selection of eateries, convenience stores and a hub of entertainment.

Accommodation comprises, Lounge Diner, Kitchen, Bedroom with En-Suite, Further Bedroom and Bathroom.

FIXED PRICE £28,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Entrance

Entrance through a secure double-glazed door with obscure glazed panels.

Hallway

Single light fitting to the ceiling. Laminate to the floor. Single power points. Single radiator. Carbon monoxide detector. Wall mounted mirrors. Built in cupboard housing the Worcester gas fired boiler. Doors leading to further accommodation.



Lounge Diner - 11'10" x 14'5"

Lounge with bay window to the front aspect, and further windows to the side aspect with hanging curtains. Focal point of the room is a gas fire. Wood effect laminate to the floor. TV point and various power points. Space available for a dining room table and chairs. Three bulb light fitting to the ceiling and two wall mounted light fittings. Display unit. Two double radiators. Patio sliding doors leading out to a small, decked area.

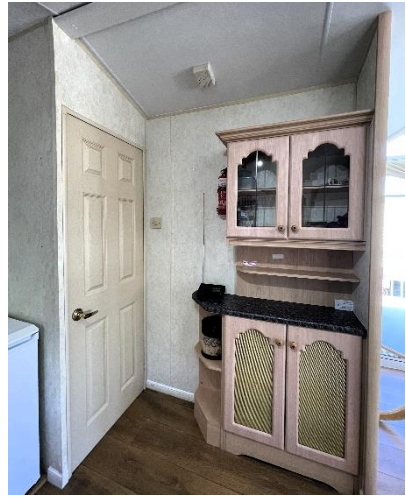




Kitchen - 8'0" x 8'2"

Kitchen with a range of base units, wall mounted cupboards and display shelves. Roll top work surface and upstand. Tile effect to the walls. Space available for a cooker and freezer. 3 bulb light fitting to the ceiling. Carbon monoxide detector. Laminate to the floor. Window to the side aspect with hanging curtains. Double radiator. Stainless steel sink, drainer and mixer tap.





Bedroom 1 with En-Suite

Bedroom - 7'9" x 9'10" plus door recess

Double Bedroom with bay window. Fitted furniture providing storage space. Two wall mounted light fittings. Two recessed spotlights to the ceiling. Various power points. Double wardrobe, fronted by mirror doors, providing hanging and shelved storage. Door leading to En-Suite.





En-Suite - 4'5" x 2'3"

Low level WC and pedestal wash hand basin. Single light fitting and Xpleair. Carpet to the floor. Window to the side aspect with obscure glass and roller blind. Wall mounted medicine cabinet. Single radiator. Chrome accessories.

Bedroom 2 - 7'1" x 8'2"

Bedroom with window to the side aspect with roller blind. Two recessed spotlights to the ceiling. Laminate to the floor. Various power points. Single radiator.



Shower Room

Shower enclosure, wash hand basin within a vanity unit and low level WC. Window to the side aspect with roller blind. Wall mounted storage unit. Single light fitting to the ceiling.

Driveway

Laid to stone chip for off-road car parking.



Note 1 – Ground Rent Currently £191.67 per month

Note 2 - 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.

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.

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 01309 696296 for an appointment.