



26 Findhorn Park, Riverview Country Park, Mundole, Forres IV36 2AD



An opportunity to acquire this stunning, bright and airy, modern 2 Bedroom Park Home located on Riverview Residential Park, a desirable parkland setting with the backdrop of the scenic River Findhorn with beautiful walks. Within easy reach of Forres, where there are Supermarkets, Leisure Facilities, Shops, Golf Course, Train Station and Award Winning Parks.

Fabulous, open plan accommodation, high specification finishings and fully furnished with top quality furniture and soft furnishings. Accommodation comprises; Open Plan Breakfasting Kitchen with Dining Area, Lounge, Inner Hallway, Master Bedroom with En-Suite Bathroom, Further Twin Bedroom and a Family Shower Room. Further benefits include Gas Central Heating, Garden and Off Street Parking.

Viewing is Essential to Appreciate the Accommodation On Offer

OFFERS OVER £95,000

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

Entrance

Entrance to the property is through a secure uPVC double glazed door with hanging voiles.

Open Plan Lounge, Kitchen and Dining Area - 26'5" x 12'11" (maximum measurement)

Lounge

Nicely presented & spacious Lounge with French door leading out to the decked area, with hanging voiles, curtain pole and hanging curtains. Further windows to the side aspects, all fitted with hanging voiles, chrome curtain pole and hanging curtains. Focal point of the lounge is a surround, mantel and flame effect electric fire. Four recessed light fittings to the ceiling. Carpet to the floor. Double radiator. TV, USB and various power points. Open plan to Breakfasting Kitchen and Dining Area.





Kitchen and Dining Area

Fabulous Kitchen, fully fitted with a range of base units, wall mounted cupboards with under unit lighting. Work surface and composite sink, drainer & mixer tap. Focal point is breakfast bar for informal dining. Integrated modern appliances include a 5-ring gas hob with glass splash back, overhead extractor, double oven, microwave oven, dishwasher, washer/dryer and fridge, freezer. Velux window gives great degree of natural light. Window overlooking the side aspect with venetian blind and a further window with hanging voiles, chrome curtain pole and hanging curtains. Single radiator, various power and USB points. Five recessed spotlights, 3 single pendant light fittings, smoke alarm and heat sensor to the ceiling. Wood effect vinyl to the floor. Within in the Dining Area there is plenty space available for a dining table and chairs. Large storage cupboard which also houses the consumer units.





Inner Hallway - 5'8" x 2'10"

One recessed spotlight and carbon monoxide alarm to the ceiling. Carpet to the floor. Single radiator. Doors leading to the Master Bedroom with En-Suite, Bedroom 2 and Shower Room.

Master Bedroom - 9'11" x 9'3"

Double Bedroom with window to the side aspect with hanging voiles, hanging curtains and chrome curtain pole. Carpet to the floor. 5 recessed spotlights to the ceiling and two wall mounted light fittings. Double radiator, TV, USB and various power points. Fitted furniture offers ample storage space, fronted by mirror doors. Door leading to the En-Suite Bathroom.



En-Suite - 4'11" x 7'3" (maximum measurement)

Bathroom with a bath with shower attachment, wet wall finish & shower screen, vanity unit housing the circular wash hand basin with mixer tap and a low level WC. Two recessed spot lights to the ceiling. Window with obscure glass to the side aspect with wooden venetian blind. Wood effect vinyl to the floor. Wall mounted medicine cabinet, fronted by mirror door and light. Double radiator. Chrome accessories. Wall mounted xpelair.



Bedroom 2 - 6'4" x 9'8" (maximum measurement)

Twin Bedroom with window to the side aspect with hanging voiles, curtains and curtain pole. Carpet to the floor. Three recessed spotlights to the ceiling. Various power, TV and USB points. Built-in-fitted furniture offering storage space.



Shower Room - 6'11" x 3'5" (including shower enclosure)

Shower Room with a low level WC, vanity unit with circular wash hand basin & mixer tap and shower enclosure with overhead mains shower. Window to the side aspect with obscure glass and wooden venetian blind. Chrome accessories. One recessed spotlight to the ceiling. Wall mounted medicine cabinet, fronted by a mirror and light. Double radiator. Built in cupboard housing the Morco Series III gas fired boiler. Wall mounted xpelair.



Driveway

Tarmac Driveway providing off street parking.

Garden

Wrap around decking with an area for sitting out. The garden is mainly stone chipped for easy maintenance, enclosed with a fence boundary. External lighting and power point.



Note 1 –

All, top quality, floor coverings, light fittings, furniture, blinds, curtains and integrated appliances are included in the sale.

Note 2 –

Site fees Currently £3198.05 per year

Council Tax Band Currently A

Please note that the site fee (also known as pitch fee, or ground rent) is subject to change and reviewed annually. Ground rent can only be increased in line with the Retail Price Index. For more information, please get in touch.

Virtual Freehold means that when buying a park home, you purchase the physical property outright and lease the land it sits on in perpetuity, for the entirety of the time the home is sited. These properties are not mortgageable. Please consult a solicitor for further information

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

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property. Please call 01309 696296 for an appointment