

**\*\*REDUCED PRICE\*\*REDUCED PRICE\*\*REDUCED PRICE\*\***

## 1 Findhorn Park, Riverview Country Park, Mundole, IV36 2AD



We are delighted to offer this immaculately presented Two Bedroom Park Home situated in a quiet spot on the prestigious Riverview Country Park Development, Mundole and located approximately two and a half miles from the picturesque Market Town of Forres.

**IMMACULATELY PRESENTED PARK HOME**

**TWO DOUBLE BEDROOMS**

**WALK-IN CONDITION**

**ALL FURNITURE INCLUDED IN SALE**

**QUIET SEMI-RURAL LOCATION**

**DOUBLE GLAZING**

**LPG FLO GAS HEATING**

**MONTHLY PITCH FEE £125 PCM**

**COUNCIL TAX BAND A**

**Fixed Price**  
**£60,000**

Riverview Country Park is set in an idyllic semi-rural location providing lovely scenic walks along the banks of the nearby River Findhorn. The Market Town of Forres is located a short distance away which has a number of Schools, Shops, Restaurants, Swimming Pool and Health Centre as well as the award winning Gardens of the Grant Park which hosts a number of local events.



The property benefits from top quality external Canadian Ridgewood cladding which considerably enhances the insulation. The good sized accommodation comprises: Utility Room, Open plan Lounge/Kitchen Diner, Two Double Bedrooms, En-suite Shower Room, Bathroom, Study/Walk-in Wardrobe, and enclosed rear garden.

The central heating is provided by LPG Flo Gas and the electricity is supplied by the site.

An internal viewing of this property is highly recommended.

The front door opens to a well fitted out Utility Room which houses the Macro Boiler. Off the Utility Room can be found a bright and spacious Open Plan Lounge/Kitchen Diner with triple aspect windows allowing natural light to flood in with double patio doors leading out onto a private decked area. The modern fully fitted Kitchen has both wall and base mounted units with contrasting worksurfaces, built in microwave, double oven, hob and cooker hood all of which are finished to a very high standard. There is also a large fridge freezer and washer dryer which are all included in the sale. There is ample room for a large family dining table for all your informal dining requirements. The Lounge is a large, bright area with feature electric fireplace, satellite TV point and telephone point.



Off the Lounge can be found two good sized Double Bedrooms, both of which have large built in wardrobes providing ample storage facilities. There is a modern en-suite Shower Room off the Master Bedroom with walk-in shower cubicle and built in storage cupboard under the sink. Off the second Bedroom can be found a good sized Study/Walk-in wardrobe with built in storage units and double hanging rails. The main bathroom has a modern three piece suite in white with shower over bath and built in unit under sink with contrasting vinyl flooring.



Outside the property there is a large decked area for all your entertaining requirements together with built in table and eight chairs which are all included in the sale. There is a private enclosed rear garden laid to lawn with parking area to side together with a good sized concrete shed which could easily be converted to a garage.

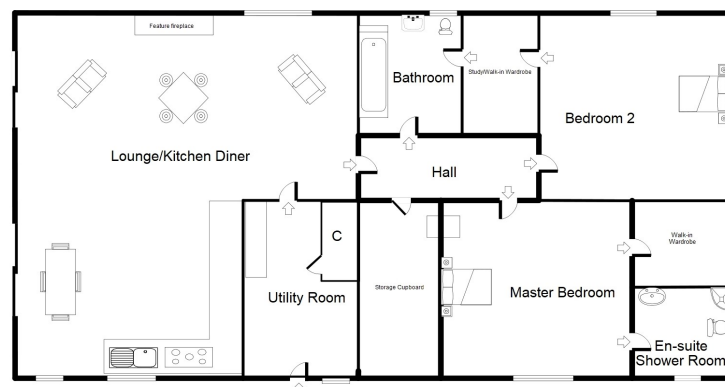
All of the furniture is included in the sale

This delightful property is in immaculate condition and would make a lovely home.

If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on  
01309 673836

- Utility Room: 2.38m x 1.60m (7'9" x 5'3")
- Open Plan Lounge/  
Kitchen/Diner: 5.96m x 5.94m (19'6" x 19'5")
- Master Bedroom: 3.26m x 2.93m (10'8" x 9'7")
- En-suite Shower Room: 1.67m x 1.50m (5'5" x 4'11")
- Bedroom 2: 2.79m x 2.92m (9'2" x 9'7")
- Walk-in wardrobe: 1.67m x 1.38m (5'5" x 4'6")
- Bathroom: 2.04m x 2.66m (6'8" x 8'8")
- Study/Walk in Wardrobe: 1.34m x 1.42m (4'5" x 4'8")

There is a monthly pitch fee which is currently set at around £125 per calendar month.



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.