



**17 Findhorn Park**  
**Riverview Country Park, Mundole**  
**Forres IV36 2AD**



An opportunity to acquire a 2 Bedroom Park Home located in the popular residential area of Riverview Country Park, Mundole, nr Forres.

The Town of Forres provides many amenities including a Post Office, Primary and Secondary Schools, Swimming Pool, Supermarkets, Local Shops, Award Winning Parks and an 18 Hole Golf Course, all of which are a short drive from Riverview Country Park.

Accommodation comprises; Open Plan Kitchen/Diner and Lounge, Double Bedroom with En-Suite Shower Room, Twin Bedroom and Shower Room. Further benefits include, LPG Mains Gas, uPVC double glazing, Decking, Parking and Garden.

An Internal Viewing is Recommended.

**OFFERS OVER £90,000**

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

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Entrance to the property is via a secure uPVC door with glazed panel insert and glazed panels to either side.

## **Open Plan Kitchen, Diner and Lounge**

### **Lounge – 15'4" x 13'7" (maximum measurement)**

Lounge with patio doors leading out to the decked area, 4 windows with net curtains, chrome curtain pole and hanging curtains. Fitted carpet to the floor. Double radiator, TV, BT and various power points. 4 recessed spotlights, smoke alarm and carbon monoxide detector to the ceiling.

### **Kitchen/Diner - 8'0" x 13'7"**

Fully fitted Kitchen with a range of base units and wall mounted cupboards. Roll top work surface. Integrated appliances include a cooker, overhead extractor, slimline dishwasher, fridge/freezer and washing machine. Stainless steel sink, drainer and mixer tap. 2 recessed spotlights to the ceiling. Window to the side aspect. Various power points. Built in cupboard housing the gas fired boiler and provides storage space. Vinyl to the floor. Ample space available for a dining table and chairs.











**Double Bedroom - 11'2" narrowing to 8'10" x 8'11" (maximum measurement)**

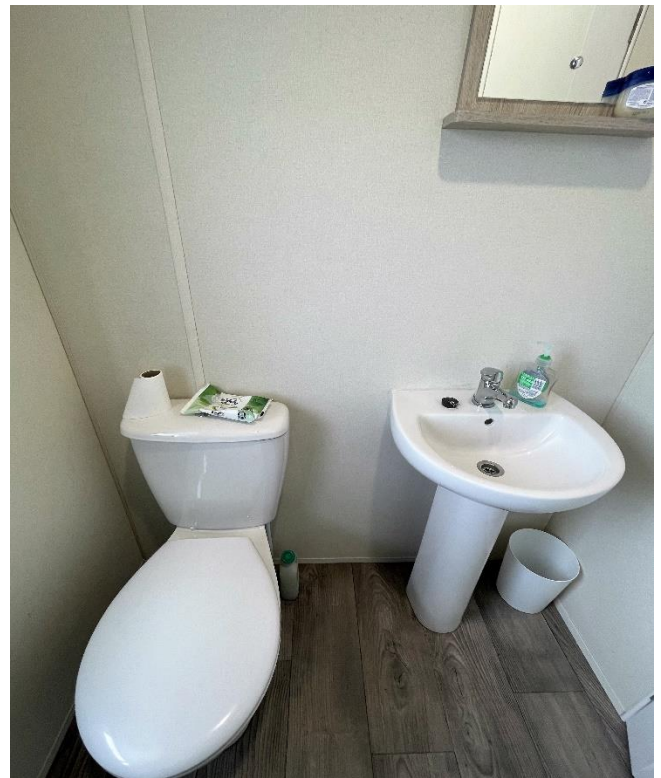
Double Bedroom with window to the side aspect with hanging voiles, chrome curtain pole and hanging curtains. Carpet to the floor. TV point and various power points. Single radiator. Smoke alarm. Fitted furniture providing ample storage space. Door leading to the En-Suite.





**En Suite - 4'6" x 5'2" (maximum measurement)**

Shower Room with low level WC, pedestal wash basin and shower enclosure with overhead mains shower. Wall mounted xpelair. 1 recessed spotlight to the ceiling. Window with obscure glass and venetian blind to the side aspect. Wall mounted mirror.





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### **Twin Bedroom - 8'0" x 6'0"**

Bedroom with window to the side aspect with hanging voiles, chrome curtain pole and hanging curtains. Carpet to the floor. Single spotlight to the ceiling. Single radiator. Built in storage space.

### **Shower Room - 8'5" x 4'11"**

Shower Room with low level WC, wash hand basin within a vanity unit and shower enclosure with overhead mains shower. Medicine cabinet fronted by a mirror door. Heated towel rail. Wall mounted xpelair. One recessed spotlight to the ceiling.



### **Decked Area and Garden**

Tarmac driveway offering off street private parking and stone chipped area for recycling bins. Decked area with ramp access and further access to the other side of the park home with step access. Ample space available for a table and chairs. The garden is laid to lawn with a fence boundary. Exterior tap.



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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.

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

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