



## **12 Grosvenor Park , Mundole, IV36 2UL**



An opportunity to acquire this stunning, bright and airy, modern 2 Bedroom Park Home located on Riverview Country Park, a desirable parkland setting with the backdrop of the scenic River Findhorn to enjoy beautiful walks. On-site facilities include a grocery store however the Historic Town of Forres is within easy reach and provides Banks, Supermarkets, Leisure Facilities, Shops, Golf Course, Train Station and Award Winning Parks.

Luxury twin unit lodge with bright and airy open plan accommodation which is finished to a high specification. The lodge comes fully furnished with top quality furniture, soft furnishings and a fully fitted modern kitchen.

Accommodation comprising; Entrance to Open Plan Lounge, Breakfasting Kitchen with Dining Area, Inner Hallway with access to the Master Bedroom with En-Suite, Further Twin Bedroom and a Family Bathroom. Further benefits include Gas Central heating and Off Street Parking.

Viewing is Essential to Appreciate the Accommodation on Offer.

### **FIXED PRICE £135,000**

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

## Entrance

Entrance to the property is through a secure double door, with venetian blinds and curtain poles. with side glazed panels, which provides a great degree of natural light.

## Open Plan Lounge, Kitchen and Dining Area

### Lounge - 24'6" x 19'3" (maximum measurement)

Nicely presented & spacious Lounge with sliding patio doors leading out to the decked area, with hanging voiles, curtain pole and hanging curtains. Large floor to ceiling window to the front aspect with fitted blinds and deep windowsill. Two further windows to the side aspect, fitted with chrome curtain pole and hanging curtains. The focal point of the lounge is a wall mounted flame effect electric fire. Carpet to the floor. Recessed spotlights to the ceiling. Two double radiators. BT, TV and various power points. Open plan to Breakfasting Kitchen and Dining Area.









## Breakfasting Kitchen and Dining Area

Fabulous Kitchen, fully fitted with a range of base units, wall mounted cupboards with under unit lighting and display units. Work surface and composite sink, drainer mixer tap. Breakfast bar for informal dining. Integrated modern appliances include a 5 ring gas hob with glass splash back, overhead extractor, single oven & grill, dishwasher, washer/dryer and fridge/ freezer. Windows to the side aspect with venetian blinds and two Velux windows with venetian blinds. Various power points. Wall mounted fire extinguisher and carbon monoxide detector. Recessed spotlights and 3 single pendant light fittings, smoke alarm and heat sensor to the ceiling. Wood effect laminate to the floor. Ample space available for a dining table and chairs.





### **Inner Hallway - 6'4" x 2'6"**

One recessed spotlight alarm to the ceiling. Carpet to the floor. Single radiator. Wall mounted smoke alarm and carbon monoxide detector. Doors leading to the Master Bedroom with En-Suite, Bedroom 2 and Family Bathroom.



### **Master Bedroom**

Generous sized Double Bedroom with window to the side aspect and a further window to the side aspect, both with hanging voiles, hanging curtains and chrome curtain poles. Carpet to the floor. Recessed spotlights to the ceiling. Single radiator, TV and various power points. Door leading to the En-Suite Shower Room. Fitted furniture offering ample storage space. Dressing table and wall mounted mirror.



### **En-Suite - 5'2" x 6'10"**

Shower Room with corner shower enclosure with overhead mains shower, vanity unit housing the wash hand basin with mixer tap and a low-level WC. Recessed spotlights to the ceiling. Window with obscure glass to the side aspect with venetian blind. Wood effect vinyl to the floor with under floor heating. Wall mounted illuminated mirror. Single radiator. Chrome accessories. Wall mounted xpelair.





## **Bedroom 2 - 9'5" x 9'7"**

Twin Bedroom with window to the side aspect with hanging voiles, hanging curtains and curtain pole. Carpet to the floor. Single pendant light fitting to the ceiling. Various power points. Built in fitted furniture offering storage space. Single radiator.



## **Bathroom - 6'10" x 6'2"**

Family Bathroom with white suite comprising of a low-level WC with concealed cistern, bath with overhead shower and concertina shower screen, vanity unit with wash hand basin & mixer tap and shower enclosure with overhead mains shower. Window to the side aspect with obscure glass and venetian blind. Chrome accessories. Wall mounted illuminated mirror. Recessed spotlights. Wall mounted medicine cabinet. Single radiator. Laminate to the floor with under floor heating.



## **Driveway**

Driveway providing ample off-street parking.

## **Garden & Shed - 8'5" x 17'0"**

Wrap around composite decking with an area for sitting out. The garden is mainly laid to lawn with a flower border and fence boundary. Stone built shed with strip lighting and various power points.



## **Note 1 –**

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

## **Note 2**

Orcandian basket chair not included in the sale.

Council Tax Band A

