



**85 Beech Avenue, Riverview Country Park, Mundole,  
Forres IV36 2SZ**



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; Fully Furnished; Open Plan Kitchen/Diner and Lounge, Double Bedroom with En-Suite Shower Room, Twin Bedroom and Shower Room. Further benefits include, Gas Central Heating, Decking, Parking and Garden.

An Internal Viewing is Recommended.

**Offers in the Region of £36,500**

**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 fitted venetian blind.

**Open Plan Kitchen and Lounge Diner - 20'2" x 11'7"**

**Lounge**

Bright Lounge with patio doors leading out to the decked area, 3 windows to the side aspect, all with net curtains, chrome curtain pole and hanging curtains. Electric wall mounted fire within a surround with display shelves and storage. Fitted carpet to the floor. Double radiator, TV and various power points. Wall mounted carbon monoxide detector. 5 bulb light fitting and a single pendant light fitting, smoke alarm to the ceiling. Ample space available for a dining table and chairs.





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## Kitchen/Diner

Fully fitted Kitchen with a range of base units, wall mounted cupboards and display shelf. Work surface. Integrated appliances include a cooker, overhead extractor, microwave and fridge/freezer. Stainless steel sink, drainer and mixer tap. 3 bulb light fitting to the ceiling. Window to the side aspect with roller blind. Various power points. Built in cupboard housing the gas fired boiler and provides storage space. Tile effect vinyl to the floor. Wall mounted fire extinguisher.



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### **Inner Hallway**

Hallway providing access to the Bedrooms and Shower Room. Single light fitting and smoke alarm to the ceiling.

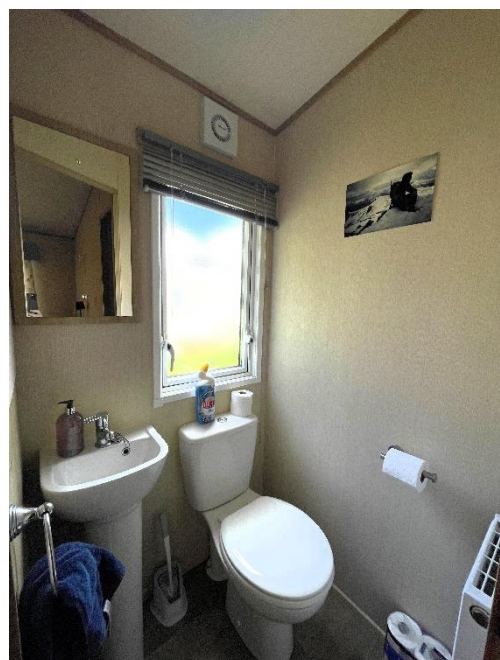
### **Double Bedroom - 11'6" x 8'1" (maximum measurement)**

Double Bedroom with window to the side aspect with hanging curtains. Carpet to the floor. TV point and various power points. Smoke alarm. Single radiator. Fitted furniture providing ample storage space. Dressing table, wall mounted mirror and display shelves. Single light fitting to the ceiling. Wall mounted light fittings. Door leading to the En-Suite.



### **En Suite - 2'7" x 3'5**

Low level WC and pedestal wash hand basin with mixer tap. Window to the side aspect with obscure glass. Built in cupboard housing the gas fired boiler. Wall mounted mirror. Chrome accessories. Single radiator.

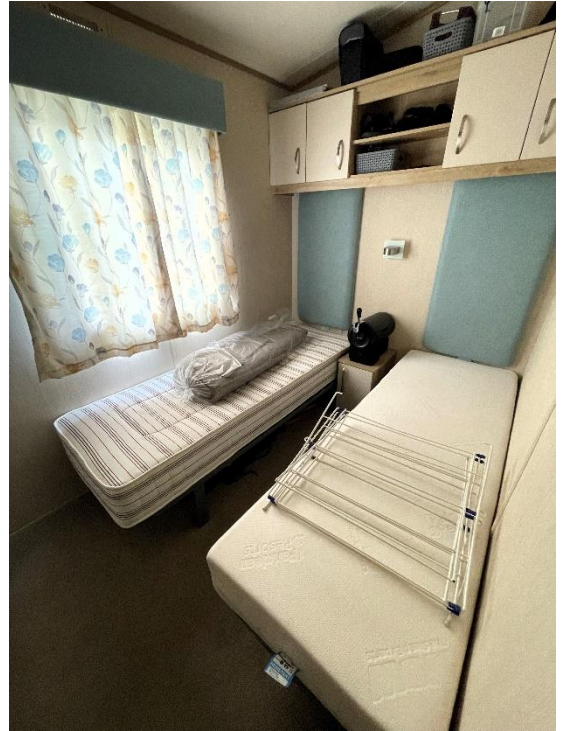




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**Twin Bedroom - 8'2" x 5'7"**

Bedroom with window to the side aspect with curtains. Carpet to the floor. Overhead wall mounted storage. Single light fitting to the ceiling. Single radiator. Built in storage space and display shelves. Wall mounted mirror. TV point, various power points and wall mounted light fitting.



**Shower Room - 3'5" x 6'5"**

Shower Room with low level WC, pedestal wash hand basin within a mixer tap and a shower enclosure with overhead mains shower. Chrome heated towel rail. Wall mounted xpelair. Single light fitting. Window to the side aspect with obscure glass and roller blind. Tile effect vinyl to the floor.

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### **Decked Area and Garden**

Stone chipped driveway offering off street private parking. Decked area with open views across the park. The garden is laid to lawn with a fence boundary.



Note 1 – Fully furnished to also include all light fittings, blinds, curtains, carpets and integrated appliances.

Note 2 - £253.00 per month for Ground Rent

Note 3 – 2016 Model

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Council Tax Band A – no water or waste charge (included in the ground rent)

**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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