



8 Grosvenor Park, Forres, IV36 2UL



We are delighted to offer this 2 Bedroom Park Home located in a residential area on the outskirts of Forres.

Grosvenor Park is located on Riverview Country Park at Mundole, one mile outside Forres.

The established development provides furnished homes for the over 50's, in a very quiet and secluded area with woodland and the River Findhorn to the backdrop. Local river and loch fishing is easily accessed and miles of sandy beaches at Findhorn, Nairn and Lossiemouth are all within a few miles of the park.

Accommodation comprises; Open Plan Lounge/Kitchen Diner, Utility Room, Master Bedroom with En-Suite Bathroom, further Double Bedroom and Shower Room. Further benefits include Central Heating and Double Glazing. Veranda, Rear Garden and Driveway.

FIXED PRICE £79,950

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

Entrance to the property is via a uPVC double glazed door with obscure glazed panel.

Open Plan Lounge/Kitchen Diner

Lounge - 11'6" x 12'7"

Open plan Lounge, Kitchen and Diner. 12 recessed spotlights to the ceiling. The Lounge has windows to the side and front, with patio sliding doors leading out to the Verandah, all fitted with net curtains, hanging curtains and chrome curtain pole. Focal point of the room is fitted furniture with an electric stove. Carpet to the floor. TV. BT and various power points. Wall mounted heating control.



Kitchen Diner - 8'5" x 12'7"

Base units, wall mounted cupboard and wine rack, providing ample storage space. Roll top work surface. Integrated appliances include, fridge, freezer, double electric oven, 4 ring gas hob with glass splash back and overhead extractor. Roll top work surface. Stainless steel sink, mixer tap and drainer. Window to the side aspect. Various power points. Double radiator. Vinyl to the floor. Ample space available for a dining table and chairs. Built in cupboard providing storage space. Door leading to the Inner Hallway.



Rear Hallway - 2'6" x 7'9"

Two recessed spotlights to the ceiling. Vinyl to the floor. Wall mounted carbon monoxide alarm. Smoke Alarm. Doors leading to the Bedrooms and Bathroom.

Utility Room - 2'7" x 7'2"

Useful space with work surface, base unit and provides space to house a washing machine. Stainless steel sink, drainer and mixer tap. Storage space. Window with obscure glass to side aspect with roller blind.

Double Bedroom with En-Suite Bathroom

Bedroom - 10'2" x 10'6" (maximum measurement)

Double Bedroom with window to the side aspect with roller blind and venetian blind. Two light fittings to the ceiling. Carpet to the floor. Single radiator. Various power points. Fitted furniture providing storage space. Various power points.



En-Suite - 4'9" x 4'10"

Low level WC, pedestal wash hand basin and bath. Window to the rear aspect with obscure glass and venetian blind. Wall mounted medicine cabinets, fronted by a mirror door. Chrome accessories. Heated towel rail.





Bedroom 2 - 7'6" x 8'1"

Bedroom with window to the side aspect with roller blind and net curtain. Single light fitting. Carpet to the floor. Various power points. Single radiator. Overhead storage.

Shower Room - 3'5" x 7'5"

Low Level WC, shower enclosure with wet wall finish and vanity unit with wash hand basin. Glazed shelf unit with overhead light. Single light fitting to the ceiling. Xpleair. Heated towel rail.



Driveway & Garden

Tarmac driveway providing off street parking for two cars. Garden is part laid to lawn and part stone chipped with fence boundary. Seating area. Two plastic garden sheds (8x8 & 10x8) providing ample storage space.



Note 1 –

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

Council Tax Band A

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.

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.
