



Westwood, 31 Seaview Caravan Park Kinloss, IV36 3TF



We are delighted to offer this Spacious Residential 1 Bedroom Park Home located on the popular Seaview Caravan Park which is located within a few minutes of the popular Village of Findhorn and Kinloss.

Kinloss has a local grocery store, post office, restaurant and pub. The beautiful seaside village of Findhorn has a wider range of cafes, shops, pubs and restaurants which enjoy fantastic views along the Findhorn Bay. The Eco village at Findhorn Park also provides a further selection of eateries, convenience stores and a hub of entertainment.

Accommodation comprises, lounge, kitchen, utility room, bedroom with walk-in wardrobe, bathroom and dressing room. Further benefits are stone chip driveway, enclosed garden and shed. Wrap around veranda. Bottled Gas central heating, metered electric and double glazing.

An internal viewing is strongly recommended.

OFFERS IRO £60,000

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

Entrance to the property is through a uPVC double glazed sliding patio door which provides access into the kitchen area. Two outside lights and stepped access onto the veranda.

Kitchen – 9'2" (2.79m) x 12'9" (3.88m)

A range of wall mounted cupboards with under unit lighting, base units with a roll top worksurface and wet wall splash back. Integrated appliances include an eye level electric double oven, 5 ring gas hob with stainless steel chimney style extractor and stainless splash back. Fridge, freezer and dishwasher. Stainless steel sink with chrome mixer tap and drainer. Vinyl to the floor and various power points. uPVC window with venetian blinds overlooks the side aspect. Small double radiator, recess halogen spotlights to the ceiling. Cupboard conceals the Gas Central heating boiler which was issued in Oct 2023. Door leads to the hallway. Double doors to the lounge.



Lounge – 12'9" (3.88m) x 13'0" (3.96m)

Good sized lounge with uPVC double glazed windows with fitted blinds and double patio doors leading onto the veranda. 5 bulb pendant light fitting, 2 further wall mounted lights, carpet to the floor, double radiator, TV, BT and various power points. Focal point of the room is a fireplace with a stone effect mantle surround and hearth. Thermostat control.



Hallway –

Single power point, 3 halogen bulb ceiling light fittings, smoke alarm, carpet to the floor and single radiator. Doors lead to the utility room, Bedroom, Dressing room and Bathroom.

Utility Room – 5'5" (1.64m) x 4'7" (1.38m)

Practical utility with wall mounted cupboards with shelving, tall larder cupboard with hanging rail. Base unit with roll top worksurface, stainless-steel sink with chrome mixer tap and drainer and under counter space for a washing machine. Vinyl to the floor, 2 halogen bulb spotlights, single radiator, uPVC window with venetian blind to the side aspect.



Dressing room – 5'4" (1.62m) x 4'4" (1.31m)

2 recess halogen spotlights to the ceiling, carpet to the floor, single radiator, uPVC window with roller blind overlooks the side aspect. This room has currently been adapted with a built-in mid sleeper bed for a toddler.

Bedroom – 7'11" (2.4m) x 9'5" (2.86m) plus wardrobe.

Double bedroom with a fitted storage surrounded to the bed with matching corner bedside tables. Bay window with fitted drawer storage. Wall with built-in storage, glass display and walk-in wardrobe. Recess spotlights to the ceiling, uPVC double glazed windows with roller blinds overlooks the rear aspect. TV and various power points. Door to the bathroom.

Walk-in wardrobe – 3'5" (1.03m) x 7'3" (2.2m) max

Two side hanging rails with drawer storage below. Further third hanging space. Wall mounted mirror, carpet to the floor, 2 recess spotlights to the ceiling.



Bathroom - 10'1" (3.07m) x 4'11" (1.48m)

4-piece suite comprising of a low-level W.C, vanity wash hand basin with chrome mixer tap and wall mounted medicine cabinet fronted with mirror doors. Bath with chrome taps. Corner shower enclosure with mains operated shower, shower tray, wet wall to the walls, retractable shower screen doors. Obscure uPVC double glazed window with fitted blind overlooks the side aspect. Recessed alcove with glass shelving. Shaver point, chrome heated towel rail, vinyl to the floor, recess spotlights to the ceiling. Jack and Jill Door between the bedroom and hallway.



Garden

Wrap around raised timber decking/veranda with secure gates to a small garden with external shed. Area to lawn and stone chips.

Driveway

Laid to stone chip for off-road car parking.



Ground Maintenance charges - £2300 per annum.

Transport

Good transport links are available between Forres, Kinloss, Findhorn and Elgin with a local bus service providing connections. With Forres only a few miles away a frequent rail system provides access to Inverness and Aberdeen Airports.

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.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment
