



7 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, Master Bedroom with En-Suite, further Double Bedroom and Family Bathroom. Further benefits include Central Heating and Double Glazing. Large wrap around Veranda, Rear Garden, Driveway and Garage.

An internal viewing is strongly recommended.

OFFERS OVER £120,000

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

Entrance to the property is via a uPVC double glazed door to the Open Plan Lounge.

Open Plan Lounge/Kitchen Diner – 25'9" (m) x 19'5" (5.92m) max measurement

The entrance has carpet to the floor with recess matting at the entrance door, two built-in storage cupboards, one housing the boiler. Recess halogen spotlights to the ceiling, 3 uPVC double glazed windows with chrome curtain poles and hanging curtains overlooking the side aspect, double radiator, space here for a dining table and chairs with a pendant light fitting over the dining area.

Lounge is open plan to the kitchen diner and has large uPVC double glazed sliding patio doors which lead on to a veranda, further bay style double glazed window all with chrome curtain poles and hanging curtains overlooking the front aspect. Carpet to the floor, TV, BT and various power points. Display wall unit with recess spotlights, shelving and electric fire.

Modern fitted kitchen with a range of wall mounted cupboards, frosted glass display cabinets and base units with a roll top work surface. Integrated appliances include 4 ring gas hob with overhead chimney style extractor, eye level double oven and microwave, washing machine, fridge, freezer, dishwasher stainless steel single sink with mixer tap and drainer. Two pendants to the ceiling, various power points, wood effect vinyl to the floor, carbon monoxide alarm, thermostat control for heating, extractor fan, uPVC double glazed window with venetian blinds overlooks the side aspect. Door to further accommodation.





Rear Hallway – 8'0" (2.44m) x 2'7" (0.77m)

Ceiling light fitting, single radiator, carpet to the floor. Wall mounted carbon monoxide alarm. Smoke Alarm. Doors leading to the Bedrooms and Bathroom.

Bedroom 1 – 9'6" (2.89m) x 9'2" (2.79m)

Double bedroom pendant light fitting, carpet to the floor, various power points, TV point. Single radiator. uPVC glazed window with chrome curtain pole and hanging curtains overlooks the side aspect. Door to walk in wardrobe and en-suite.



En-Suite – 4'11" (m) x 5'7" (1.7m)

Three-piece suite comprising of a low-level W.C, vanity wash hand basin with chrome mixer tap, wall mounted mirror and mirror light. Corner shower cubicle with shower tray, Perspex screen, and mains operated shower. Extractor fan, ceiling light fitting, single radiator, tile effect vinyl to the floor and an obscure glazed window overlooks the side aspect.

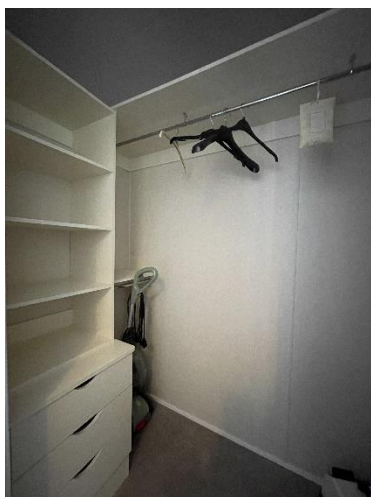


Walk-in Wardrobe – 5'8" (1.72m) x 4'6" (1.36m)

Ceiling light fitting. L-shaped wall unit with built-in unit providing shelved and hanging storage. Carpet to the floor.

Bedroom 2 – 8'10" (2.69m) x 9'6" (2.89m)

Twin bedroom with a pendant light fitting. Various power points, TV connection. Single radiator. Carpet to the floor. uPVC glazed window with chrome curtain pole and hanging curtains overlooks the side aspect. Door to walk-in wardrobe.

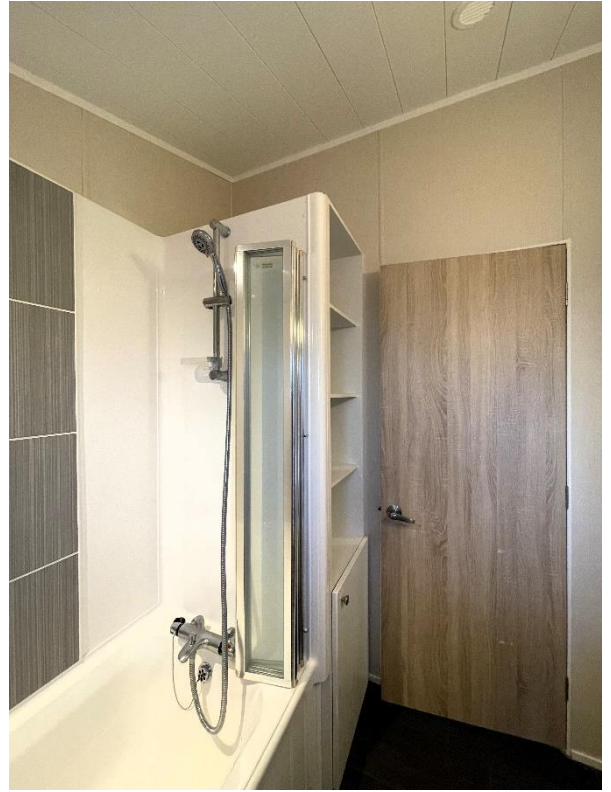


Walk in wardrobe - 3'3" (0.98m) x 6'10" (2.07m)

Built-in large walk-in wardrobe offers part shelf, drawer units and hanging storage. Light fitting and carpet to the floor.

Bathroom – 6'9" (2.04m) x 6'3" (1.89m)

Three-piece suite comprising of a low level wc, vanity sink with a chrome mixer tap, wall mounted mirror light. Chrome and glass accessories. Bath with chrome taps and mains shower attachment, glass shower screen. Wet wall and tiling to the walls. Single radiator, extractor fan, 2 recess spotlights to the ceiling, tile effect vinyl to the floor. Obscure uPVC double glazed windows to the side aspect. Built-in towel and storage cupboard with part open shelving.



Driveway & Garage – 23'7" (7.18m) x 10'0" (3.05m)

Tarmac driveway provides off road car parking for approx. 3 vehicles and provides access to the large, detached garage. Garage has an up and over door to the front. The garage side has a uPVC door with obscure glazed panel insert. Fibre corrugated roof, 5 strip light fittings, concrete floor, various power points and an outside light. Internal shelving and work bench.

Front & Rear Gardens

The front of the property has a wrap around veranda with balustrade and spindles, secure gate of which provides access to the property. Stepped access to one side and wheelchair ramped access to the garden. The side and rear garden is mainly laid to lawn with a wooden perimeter fence with areas to planting along the fence line. Rotary dryer. The rear garden has a patio area and outside tap and access to the garage side door.

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.
