36 Findhorn Park, Riverview Country Park, Mundole, Forres



An opportunity to acquire this beautifully presented and much-loved Abi Ambleside Premier Park Home, occupying an attractive position within the established Riverview Country Park at Mundole.

Thoughtfully styled and exceptionally well cared for, the property offers bright, spacious and welcoming accommodation with a wonderful sense of warmth and character. A particular feature is the wood-burning stove, creating a superb focal point within the open-plan living area, while patio doors open onto extensive timber decking with lovely countryside views.

Accommodation comprises: Entrance Hallway, Open Plan Lounge, Kitchen with Dining Area, Master Bedroom with En-Suite Shower Room, Further Twin Bedroom and Shower Room. Further benefits include Gas Central Heating, Double Glazing, Wood-Burning Stove, Garden, Extensive Decking and Off-Street Parking.

Viewing is highly recommended to fully appreciate this beautiful and welcoming home and its attractive countryside setting.

OFFERS IN THE REGION OF £100,000

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

Hallway – 8’10” x 5’7” (maximum measurement)





Entrance to the property is through a secure uPVC double glazed door with obscure glazed panels, opening into a welcoming hallway which provides access to the open-plan living accommodation, both bedrooms and shower room.

The hallway has tile-effect vinyl flooring, two recessed light fittings, smoke alarm and wall-mounted carbon monoxide detector. Single radiator, power point and wall-mounted thermostat and heating controls. Useful cupboard housing the Morco gas-fired boiler, together with coat hooks and mirror.

Open Plan Lounge, Kitchen with Dining Area – 19’9” x 13’6”

A superb open-plan living space forming the heart of this lovely home, combining a comfortable lounge, well-equipped kitchen and generous dining area.

The lounge is beautifully presented with a warm and welcoming feel and enjoys an abundance of natural light from windows to the side aspects. Patio doors open directly onto the extensive timber decking, creating a wonderful connection with the outside space and allowing the attractive countryside outlook to be enjoyed.

A particularly appealing addition to the room is the wood-burning stove, which provides a wonderful focal point as well as adding warmth and character to the living space.

The lounge has carpet to the floor, double and single radiators, ceiling light fitting, TV point, USB and various power points.











The modern fitted kitchen offers an excellent range of base units, wall-mounted cupboards and display units, complemented by generous work surfaces. Integrated appliances include a double oven/microwave, five-ring gas hob with glass splashback and externally vented overhead extractor, washing machine, dishwasher and fridge/freezer.

Composite sink with drainer and mixer tap. Window to the side aspect with wooden Venetian blind. Ample space is provided for a dining table and chairs, making this a wonderfully sociable area for everyday dining and entertaining.

Three-bulb light fitting, five recessed lights and carbon monoxide detector to the ceiling. Tile-effect vinyl flooring.







Master Bedroom with En-Suite Shower Room

A beautifully presented and generous principal bedroom with a calm and comfortable feel. The room benefits from an excellent range of fitted furniture providing extensive storage and incorporating a dressing table with vanity mirror.

The fitted headboard with integrated bedside lighting adds to the well-designed accommodation, while a window to the side aspect provides natural light.

Five recessed light fittings, carpet to the floor, TV point, USB and various power points. Single radiator. Door leading directly to the private en-suite shower room.







En-Suite – 4’1” x 5’11”

Well-appointed en-suite shower room comprising a low-level WC, vanity unit with wash hand basin and mixer tap, and shower enclosure with overhead mains shower.

Window to the side aspect with obscure glazing and wooden Venetian blind. Wall-mounted mirrored medicine cabinet, heated towel rail, shaving point and extractor fan. Two recessed ceiling lights, chrome accessories and tile-effect vinyl flooring.

Bedroom 2 – 11’3” narrowing to 8’4” x 7’6” narrowing to 3’6”

A comfortable and versatile second bedroom with fitted furniture providing useful storage, together with a dressing table and mirror.

Currently arranged as a single bedroom/office, the room provides excellent additional accommodation for visiting family and guests.

Window to the side aspect, carpet to the floor, single radiator, three recessed light fittings, TV point, USB and various power points.





Shower Room – 3’4” x 7’8”

A well-appointed additional shower room comprising a low-level WC, vanity unit with wash hand basin and mixer tap, and shower enclosure with overhead mains shower.

A Velux window provides natural light. Wall-mounted mirror, heated towel rail, shaving point, chrome accessories and tile-effect vinyl flooring.



Driveway

A private driveway provides convenient off-road parking to the property.

Garden & Decking

The outside space is another particularly attractive feature of the home and has become beautifully established during the current owner's time at the property.

An extensive area of timber decking wraps around the home and is accessed directly from the lounge through the patio doors, providing a wonderful outdoor extension of the living accommodation and an ideal setting for sitting, dining and entertaining during the warmer months.

From the decking there are lovely open views across the surrounding countryside, creating a peaceful setting in which to relax and enjoy the outlook.

Stepped access with timber handrail leads to the garden, which is predominantly laid to lawn and partially enclosed by timber fencing.





Additional Information

The Abi Premier Pack model is wider than standard and benefits from CanExel composite cladding. It is built to BS3632 residential specification and designed for year-round living.

All light fittings, curtains, Built-in bedroom furniture and integrated appliances are included in the sale. Also included is the garden shed and the rotary dryer.

Council Tax Band A

Current Ground Rent: £2,625 per annum.

Please note that the site fee (also known as pitch fee, or ground rent) is subject to change and reviewed annually. Ground rent can only be increased in line with the Retail Price Index. For more information, please get in touch.

Virtual Freehold means that when buying a park home, you purchase the physical property outright and lease the land it sits on in perpetuity, for the entirety of the time the home is sited. These properties are not mortgageable. Please consult a solicitor for further information.

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

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