SITE MANAGERS BUNGALOW, 8 SEAVIEW CARAVAN PARK, FINDHORN RD, KINLOSS IV36 3TF



An opportunity to acquire a 3 bedroom bungalow located in the popular residential park.

Findhorn and Kinloss are within a few minutes drive, where there are local pubs and convenience stores.

The Historical Findhorn village is focused around the bay, with one of the major sailing and water sports centres offering a variety of activities. The eco-village at The Park, Findhorn, is nearby with a local bus and cycle path which runs from Findhorn to the neighbouring Town of 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; Dining Lounge, Kitchen, Master Bedroom with En-Suite, 2 further Bedrooms and Bathroom. Further benefits include the home being Insulated and Cladded, Gas Central Heating and Garden.

OFFERS IN THE REGION OF £99,000

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

Entrance to the property is through secure double uPVC double glazed door with curtain pole and hanging curtains.

Dining Lounge - 14'7" x 11'5" x 9'6" extending to 19'5"

Nicely presented Dining Lounge with the focal point of the room, a wood burner. Window to the front aspect and two further windows to the side aspects, fitted with venetian blinds. Two light fittings and smoke alarm to the ceiling. Carpet to the floor. Two double radiators and various power points. Multi panel glazed door leading to the Kitchen. Door leading to the inner Hallway.









Kitchen - 10'6" x 9'6"

Fully fitted Kitchen with a range of base units, display units and wall mounted cupboards. Roll top work surface & upstand. Decorative ceramic tiling to the walls. Integrated appliances include a 4 ring electric hob, double oven and overhead extractor. Space available for a fridge, dishwasher and washing machine. Stainless steel sink, drainer and mixer tap. Window overlooking the side aspect. Wood effect laminate to the floor. Various power points. Light fitting and smoke alarm to the ceiling. uPVC double glazed secure door with glazed panel leading to the Garden.





Inner Hallway - 12'7" x 2'7"

Hallway gives access to the Bedrooms and Bathroom. Light fitting and smoke alarm to the ceiling. Carpet to the floor. Double power point.

Master Bedroom - 9'9" x 9'5" (maximum measurement) with En-Suite

Bedroom with window to the rear aspect with roller blind. Carpet to the floor. Various power points. Double radiator. Storage space. Door leading to the En-Suite.





Shower Room - 6'8" x 3'0"

Shower Room with low level WC, pedestal wash hand basin with mixer tap & ceramic tiling. Shower enclosure with overhead mains shower and wet wall finish. Wall mounted medicine cabinet fronted by a mirror door. Light fitting to the ceiling. Tile effect vinyl to the floor.



Bedroom 2 - 9'6" x 11'8"

Bedroom with window to the rear aspect with roller blind. Single light fitting to the ceiling. Carpet to the floor. Double radiator and various power points. Built in storage. Door leading to the En-Suite Shower Room.

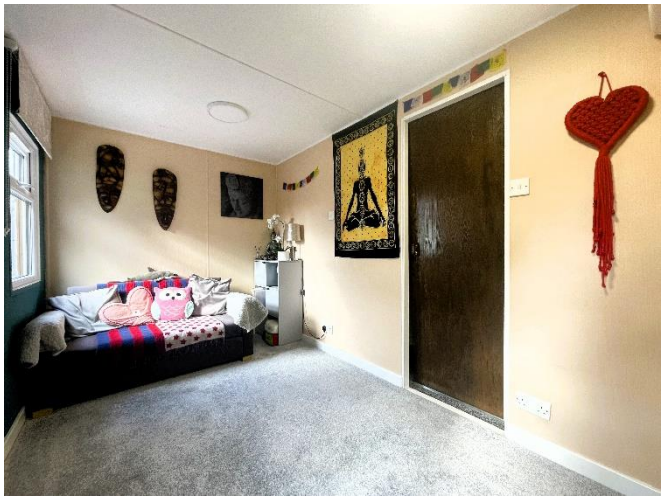




Bedroom 3 - 6'8" x 12'4"

Bedroom with two windows to the side aspect with roller blinds. Two light fittings to the ceiling. Single radiator. Carpet to the floor. Various power points.





Family Bathroom - 5'11" x 6'8"

Bathroom with low level WC, pedestal wash hand basin and bath with overhead shower attachment and shower screen. Part ceramic tiling and wet wall finish. Painted wood flooring. Chrome heated towel rail. Window to the side aspect with obscure glass. Single light fitting. Display shelves. Wall mounted medicine cabinet.



Garden & Parking

To the front of the property there is a raised paved patio seating area, enclosed by a wall. Stone chipped area which provides parking. An area laid to grass and stone chipped seating area. External tap. Woodland to the rear of the property providing privacy.





Note 1 - Ground Rent Currently £192.00 per month

Note 2 - All light fittings, blinds, curtains, carpets 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.