



6a Springbank, Mundole Forres, IV36 2JH



An opportunity to acquire a 2/3 Bedroom Chalet located in the popular residential area of Riverview Country Park, Mundole, nr 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; Entrance Porch, Lounge, Kitchen, Two Bedrooms, Shower Room, Sunroom/Bedroom 3 and utility porch. Further benefits include Gas central heating, Garage and wrap around garden.

An internal viewing is recommended.

OFFERS IRO£55,000

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

Entrance Porch – 11'6" (3.5m) x 6'5" (1.94m)

Entrance to the home is through a secure uPVC door. Ceiling light fitting, carpet to the floor, single radiator, double power point, 3 double glazed windows to the side aspect with hanging blinds. Further window to the sunroom/bedroom 3. Concertina door to the lounge and to the sunroom/bedroom3.



Lounge – 19'10" (6.04m) x 10'7" (3.22m)

Good sized lounge with 2 ceiling light fittings, 2 large radiators, laminate wood flooring, TV and various power points. Bay windows with double glazing overlook the front aspect. Door to the utility porch and open archway to the kitchen.





Kitchen – 12'10" (3.91m) x 9'4" (2.84m)

Modern fitted kitchen with a range of wall mounted cupboards and base units with a worksurface, wet wall splashback to the walls and ceiling. Stainless steel sink with chrome mixer tap and drainer, large range cooker with gas hob and stainless steel and glass extractor hood and glass splash back on the wall. Space for a dishwasher and fridge/freezer. Under counter Worcester boiler. Various power points, laminate flooring, 2 ceiling light fittings. 2 windows with roller blinds overlooks the side aspect. Open arch to the rear hallway.





Rear Hallway – 7'2" (2.18m) x 2'8" (0.80m)

Ceiling light fitting, smoke alarm and carpet to the floor. Doors lead to the 2 bedrooms and bathroom.

Bedroom 1- 9'9" (2.96m) x 7'9" (2.35m)

Double bedroom with wood linings to the walls and ceiling. Pendant light fitting, laminate wood flooring, double power point and open arch to the sunroom/bedroom 3.



Bedroom 2- 9'8" (2.94m) x 9'0" (2.74m)

Bedroom with wood linings to the walls and ceiling. Pendant light fitting, carpet flooring, double power point and open arch to the sunroom/bedroom 3.



Bathroom – 9'8" (2.94m) x 5'8" (1.72m)

Vanity sink with chrome mixer tap, low level W.C, bath with chrome mixer tap and showering attachment. Wet wall finish to the walls and ceiling. Glass shower screen and further shower curtain. Ceiling light fitting, obscure window to the side aspect, chrome heated towel rail, laminate wood flooring. Built-in storage cupboard provides shelved storage.



Sunroom/Bedroom 3 – 6'9" (2.04m) x 15'7" (4.74m)

Room with multi-use and can be utilised as a sunroom or bedroom. Laminate wood flooring, three windows with fitted blinds overlook the side and rear aspect. A timber door with glass panel leads to the rear garden.





Utility/Porch – 4'8" (1.41m) x 10' (3.05m)

Practical utility area with space for a tumble dryer, washing machine and fridge/freezer. Two windows which overlook the side aspect. Secure timber door to the rear aspect. Wall mounted coat hooks, laminate wood flooring and various power points. Wood linings to the walls and ceiling.

Garden

Wrap around garden which is mainly laid to artificial lawn and secured within timber fencing and a small area to brick wall. Large timber shed/workshop with profile sheeting. Composite finished shed on the side. Established plants and shrubs around the perimeter fence. Oil tank is concealed within a timber structure.



Driveway & Garage

Stone chip driveway to the front aspect to provide off road car parking. Further paved driveway at the rear with access to the timber garage which has double doors.



Note 1 – All light fittings, blinds, floor coverings, white fridge freezer in utility room and cooker are included in the sale.

Note 2 – The washing machine, tumble dryer, silver fridge and composite shed are not included.

Note 3 - £130.00 per month for Ground Rent

Council Tax Band A – no water or waste charge (included in the ground rent)

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.
