



6 Grosvenor Park, Mundole, IV36 2UL



Fabulous opportunity, a comfortable 2 Bedroom Park Home in a peaceful and scenic location, look no further than Grosvenor Park.

This stunning property is situated on Riverview Country Park, a prestigious development for the over 50's, surrounded by Woodland and the River Findhorn.

The property offers a bright and airy Lounge, a modern and well-equipped Kitchen, Two Bedrooms with fitted wardrobes and a Family Bathroom.

The property also benefits from central heating and double glazing throughout, as well as a private parking space and a low maintenance garden. Grosvenor Park is an ideal home for those who value peace and privacy, as well as easy access to the amenities of Forres.

Viewing is Strongly Recommended

OFFERS IN THE REGION OF £90,000

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



Entrance Hallway - 11'2" x 4'2"

A welcoming uPVC double glazed door with a stylish panel and side windows, adorned with a chrome curtain pole and curtain, invites you to enter the property. The floor is tiled with ceramic tiles for easy maintenance. A double radiator provides warmth and comfort, while double power point and a BT point offer convenience and connectivity. The Kitchen is accessible from the open plan layout, and the Bedrooms and Family Bathroom are located through separate doors.

Lounge - 12'2" x 11'6"

The lounge, featuring a bay window facing the front and a floor to ceiling window on the side, both with elegant chrome curtain poles and curtains. The ceiling has 10 recessed spotlights and coving for a refined look. The room also has a double radiator and multiple power outlets. The floor is covered with a carpet.



Kitchen - 7'0" x 11'6"

A modern and well-equipped kitchen awaits you in this property. You will find plenty of storage space in the base units and wall mounted cupboards, as well as a roll top work surface with ceramic tiles on the walls. The kitchen comes with integrated fridge, freezer, single oven, 4 ring gas hob and overhead extractor. There is also space for a washing machine. The sink is made of stainless steel and has a drainer and a mixer tap. The ceiling has ten recessed spotlights and coving. The floor is covered with ceramic tiles. You can access the decking area through the double glazed patio sliding door, which has a chrome curtain pole and curtains. There is also a window on the side with a roller blind and net curtain poles. The kitchen has enough room for a small dining table and chairs. For your safety, there is a wall mounted fire extinguisher and fire blanket. You can also hang your coats on the wall mounted hooks. The kitchen has various power points and concertina doors that lead to the lounge.



Bedroom 1 - 10'5" x 9'6"

The first bedroom is a spacious and bright room that features built-in furniture with mirrored doors, offering plenty of storage space for clothes and other items. The room has a soft carpeted floor, multiple power outlets, and five recessed spotlights for a modern look. A large window lets in natural light and offers a view of the side of the property. The window is fitted with curtains for privacy and comfort. The room also has a single radiator to keep it warm and cozy.



Bedroom 2 - 6'11" x 7'7"



The second bedroom is a cozy and functional room that also has built-in furniture with a mirrored door, providing ample storage space for personal belongings. The room has a carpeted floor, power outlets, and a double radiator for extra warmth. A window overlooks the side of the property and has a roller blind for convenience and style.

Bathroom - 5'9" x 6'10"

This is a spacious family bathroom that features a low level WC, a wash hand basin with a mixer tap and a vanity unit that offers ample storage space. The bath has a shower attachment for convenience and comfort. The walls are tiled with ceramic tiles that add elegance and durability. The window has obscure glass for privacy and is fitted with a net curtain and a roller blind. The ceiling has four recessed spotlights and coving for a modern look. The floor is also tiled with ceramic tiles that match the walls. A chrome heated towel rail keeps the towels warm and dry. A wall mounted mirror completes the bathroom.



Driveway, Garden and Shed - 10'4" x 7'11"

A spacious tarmac driveway offers ample parking space for multiple vehicles. The property features a wrap around decking that is ideal for relaxing and enjoying the views. The garden is well-maintained and mostly grassed, with attractive stone chipped flower beds that contain various plants and flowers. A paved patio area provides a perfect spot for outdoor dining. A concrete shed offers additional storage space.

All floor coverings, light fittings, furniture, blinds, curtains and integrated appliances are included in the sale.

Council Tax Band "A"

