

1 SPINDRIFT PARK HOMES, LITTLE KILDRUMMIE, NAIRN IV12 4SH

Fixed Price £150,000



Located on one of the most desirable sites in the development, this attractive two bedroom park home, constructed to the Omar Colorado design, is brought to the market offering an easier lifestyle option, with many extras included.

R&R Urquhart LLP



No 1 Spindrift Park Home is situated in the exclusive Spindrift residential park approx. 2 miles South of Nairn. The development offers residents a more relaxed lifestyle with lower maintenance and upkeep, with the majority of the grounds looked after and maintained by the park home landlords. There is a pitch fee of currently £1,597.08 per

annum which covers the pitch lease, ground maintenance, the secure electric gates at the entrance of the park and street lights.

The park occupies a limited number of park homes and retains much of the open space with views over the fields

and countryside. The properties are suitable for permanent, year round residency for the over 55s and will appeal to cash buyers as a mortgage for this type of property might not be available.





No 1 is built to the Omar Colorado design (40 x 20) and offers bright, airy and spacious rooms all on the one level. Benefitting from a particularly generous South facing garden which enjoys pleasant countryside views. No 1 sits at the end of the development thereby having the advantage of no through traffic or passersby. The garden is very private and includes a large timber shed.

An entrance hall accesses all rooms and benefits from two full-height storage cupboards and a hatch in the ceiling accessing the loft.

The bright and light-filled lounge is dual aspect with attractive floor to ceiling windows with Astragal bars adding a Georgian effect. A marble fireplace with a Diplex electric stove creates a focal point.

Off the lounge is a dining room offering ample space for a good sized table and chairs along with other furniture. Conveniently located between the lounge and the kitchen which is fitted with attractive contrasting wood effect and cream units with laminate worktop and tile effect splashback. The kitchen incorporates a dishwasher, fridge, freezer, electric oven, gas hob, and extractor hood.

Additional storage is provided by means of a utility room with complementing units and a stainless steel sink. A unit conceals the Glow Worm central heating boiler.

From the hall access of given to double bedrooms both with very generous built-in storage. The master bedroom also benefits from a king size bed with great storage below and an en-suite shower room comprising a WC, wash hand basin, and quadrant shower cubicle housing a mains fed shower.

To complete the accommodation, a bathroom comprises a bath, WC and wash hand basin.



Approx. Dimensions

Lounge	6.09m x 3.20m
Dining Room	2.86m x 2.86m
Kitchen	3.08m x 2.50m
Bedroom 1	3.19m x 2.85m
En-suite	1.98m x 1.66m
Bedroom 2	2.87m x 3.18m
Bathroom	1.91m x 1.80m

Extras Included

Fitted floor coverings, blinds, curtains, electric oven, gas hob, dishwasher, washing machine (new May 2024), fridge, freezer, (new September 2024), and most furniture if desired.

Heating	Liquid petroleum gas (LPG) feeding radiators. Properties are individually metered. No standing charges apply, only usage. The boiler in the property is serviced annually.
Double Glazing	uPVC double glazing
Council Tax	Band A
Home Report	Exempt
Gas	LPG (communal)
Electricity	Mains
Water	Mains
Drainage	Septic tank (communal)



The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.

R&R Urquhart LLP

Nairn Office
20 High Street,
Nairn IV12 4AX
T: 01667 453278
F: 01667 453499

Inverness Office
Ness Horizons Business Centre,
Kintail House, Beechwood Park
Inverness IV2 3BW
T: 01463 250025

Forres Office
117-121 High Street,
Forres, Moray IV36 1AB
T: 01309 676600
F: 01309 673161

www.urquhartproperty.com



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