

WOODLAND VIEW LODGE, 9 SPINDRIFT PARK HOMES,  
LITTLE KILDRUMMIE, NAIRN IV12 5SH

Offers in the Region of £134,000



A fantastic opportunity to purchase this attractive and cost effective three bedroom park home, set in the peaceful semi-rural setting of Spindrift Park on the outskirts of Nairn

***R&R Urquhart LLP***



Woodland View Lodge is situated in the exclusive Spindrift residential park approx. 2 miles South of Nairn. The park occupies a limited number of park homes and retains much of the open space and views over the fields and countryside.

Built in 2018 and still well within it's 10 year warranty, No 9 is a Willerby Portland model and offers bright, airy and spacious rooms all on the one level.

The properties are suitable for permanent, year round residency for the over 50s and will appeal to cash buyers as a mortgage for this type of property might not be available. The grounds are maintained by the park home landlords and there is a pitch fee of currently £126 per month which covers the pitch lease, ground maintenance, the secure electric gates at the entrance of the park and street lights.

A copy of the Spindrift Park Homes Agreement is available on request and will also be made available to the Purchaser.

An entrance hall leads directly into the living accommodation with the bedrooms and bathroom accommodation accessed from an inner hall

The fantastic open-plan kitchen and living accommodation with a vaulted ceiling creates the impression of even more space, and benefit from a number of windows, including roof windows and French doors to the decking allowing plentiful natural daylight to flood in, together with taking in pleasing views to the countryside at the front.

The dining area offer ample space for a good sized table and chairs along with other furniture.







A breakfast bar defines the well-appointed contemporary kitchen which incorporates a dishwasher, washing machine, fridge, freezer, cooker and extractor hood. Additional storage is provided by means of an excellent concealed pantry with double doors and automatic lighting.

An inner hall leads to three double bedrooms all with generous built-in storage. The master bedroom also benefits from 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 spacious bathroom

comprises a bath with a shower mixer tap over, a WC and wash hand basin.

Woodland View Lodge, benefits from a generous amount of ground which wraps around the dwelling. To the front is an attractive neutral coloured composite decking which also extends to a large area at the side. There is also a fully enclosed lawned area, ideal for a small dog, a gravelled areas suitable for a BBQ and a generous loc-bloc driveway providing private parking for several vehicles.

The main entrance gates to the development are secured each night and street lighting is also included.

### Approx. Dimensions

Lounge/Dining/Kitchen	6.60m x 6.05m
Bedroom 1	4.16m x 2.60m
En-suite	1.70m x 1.65m
Bedroom 2	2.47m x 3.19m
Bedroom 3	2.57m x 2.50m
Bathroom	2.10m x 1.68m

### Extras Included

Fitted floor coverings, blinds, curtains, bed in bedroom 1, dishwasher, washing machine, fridge, freezer, cooker

Heating Liquid petroleum gas (LPG) feeding radiators. Properties are individually metered. Managed via a Smart Hive thermostat and heating control system.

No standing charges apply, only usage.

Double Glazing	uPVC double glazing
Council Tax	Band A
Gas	LPG (communal)
Electricity	Mains
Water	Mains
Drainage	Septic tank (communal)
Home Report	Exempt



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.