

FARADAY LODGE, SPINDRIFT, LITTLE KILDRUMMIE, NAIRN IV12 4SH

Fixed Price £154,950



Introducing the Faraday Lodge - luxury living, illustrating comfort and style. This stunning two bedroom lodge presents an energy-efficient, bright and airy home in an exclusive gated development.

R&R Urquhart LLP



Faraday Lodge is situated in the exclusive Spindrift residential park approximately 2 miles South of Nairn, and occupying a tranquil setting with views over the fields and countryside.

The property offers the opportunity to purchase the property, and move straight in having the benefit of all the furniture and appliances being included.

The property is entered into a light-filled hallway with three full-height sleek handleless storage cupboards, one of which cleverly conceals the washing machine, and could house a tumble drier on top.

The stunning open-plan kitchen and living accommodation features an Apex ceiling creating extra height and space to the room, and a focal point is created by means of the

contemporary wood burning effect stove. Windows to all aspects, and French doors leading onto the decking draws in plentiful natural daylight, together with taking in pleasing views over open fields.

The seamless neutral toned kitchen should be a joy to entertain in with all integrated appliances included.



An inner hall leads to two bedrooms and a bathroom.

The spacious master bedroom benefits from a stunning en-suite shower room, along with ample complementing storage for clothing and shoes. Whilst the guest bedroom is complete with twin beds and excellent storage also.

Finally and uniquely the stunning Faraday Lodge bathroom features a bath with shower over, adding to the plushness and distinctiveness of this lodge.

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

maintained by the park home landlords and there is a ground fee of currently £1800 per annum which covers the ground lease, ground maintenance, the secure electric gates at the entrance of the park and street lights.

Residential park homes are neither leasehold or freehold. Under the Mobile Homes Act 2013, the plot which the park home is sited on remains the sole property of the park



owner. The park home itself will be yours outright, however, the land is not included in the purchase price, nor is it leased from the park owner under a leasehold agreement. Instead, you will sign a Written Statement under the Mobile Homes Act 2013 and pay monthly ground rent (also known as pitch fee) of £150 to locate your home on that plot.

You do not have to pay LBTT (Land and Building Transaction Tax) or employ the use of a solicitor to purchase a park home, although, you may choose to do so. You can find a list of specialist park home solicitors/lawyers on our website.

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

For reasons of clarity and transparency, we suggest you visit the park home living website for current information on choosing the park home lifestyle. www.parkhome-living.co.uk

About Nairn

Nairn with its own micro-climate is a thriving community which benefits from two championship golf courses, a

sports club, swimming pool, a new community and arts centre and an excellent choice of clubs offering a variety of activities, indoor and outdoor. We are also proud to offer award winning restaurants, bars, shops and beautiful beaches with miles of golden sands and views over the Moray Firth.

Nairn offers very convenient transport links including a train station, bus services and Inverness airport is close-by providing air links to many UK and European destinations.



Approx. Dimensions

40 x 20 Victory Faraday (2023) 800 sq ft / 74 sq m

Lounge	4.05m x 3.02m
Dining Kitchen	5.95m x 2.66m
Hall	2.02m x 1.40m
Bedroom 1	4.88m x 2.98m
En-suite	2.85m x 1.45m
Bedroom 2	2.956m x 2.75m
Bathroom	2.58m x 1.99m

Extras Included

All furniture in-situ, fitted floor coverings, blinds, curtains, dishwasher, washing machine, fridge, freezer, gas hob, electric oven. Private parking and garden space available.

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



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.