

34 Highland Park, Barbaraville, Invergordon IV18 0QD

Offers Over £130,000





Delightful detached bungalow in the popular Highland Park Retirement Village with open views to the rear across fields to the hills beyond. Highland Park is a purpose built village, on the shores of the Cromarty Firth, exclusively for the over 55s. Accommodation: Hall, Kitchen/Living/Dining Room, Conservatory, Utility, 2 Bedrooms (1 En-suite) and Shower Room. Walking distance to pond and Clubhouse. Cosy property with electric storage heating and DG throughout. All carpets, blinds and curtains are included. A private lock-block drive leads to a carport providing a sheltered entrance to the front door. Enclosed private patio to rear that overlooks open fields. The village benefits from a popular private Clubhouse and immaculately landscaped garden grounds.



Highland Park Private Retirement Village provides properties for over 55's with private garden and parking. 34 Highland Park sits in neatly maintained grounds within a friendly community. The village is in the coastal town of Barbaraville on the main bus route, 10 minutes from Invergordon and 40 minutes from Inverness. The private clubhouse for residents, has a large meeting/function room, kitchen, gym, snooker room and hair salon. Invergordon, (3 miles) has a wide range of amenities, including a health centre, supermarket, shops, restaurants, and a challenging golf course. Asda, Morrisons and Tesco Supermarkets deliver to the village.



Hall:

Entered via a Upvc front door with glazed panels. Dimplex heater. Access hatch to the loft. Shelved storage cupboard and further large cupboard with fuses and meter.

Shower Room: *2.18m x 1.19m*

Fresh room with window to the front. WC, wash hand basin and Mira Sport electric shower. Fully tiled and benefits from extractor fan, mirror and shaver light. Dimplex fan heater.

Living/Dining Room: *6.20m x 4.85m*

Light and attractive room with window to front and French door opening to the rear courtyard. Feature electric fire and fireplace with wood and marble mantelpiece. Double glazed doors open to the conservatory. Space for informal dining. Two Dimplex heaters. Open plan to the...

Kitchen:

With wall and floor mounted units, display shelving and window to the rear with open views overlooking fields to the hills. Integral fridge, freezer, electric oven, hob with extractor hood over. Plumbed for dishwasher. Ample work surfaces and tiled splashbacks. Stainless steel sink/drainer.

Conservatory: *2.75m x 2.25m*

Bright room to the front, entered via double French doors. Ideal seating area for relaxing or as a dining room. Windows on three sides and insulated roof. Dimplex heater.

Bedroom 1: *4.55m x 3.00m*

Generously proportioned double aspect room with windows to side and rear. Walk-in wardrobe with hanging rails, shelving and light. Dimplex heater.

En-suite: *2.60m x 2.55m*

Spacious en-suite with WC, wash hand basin, bath and mains shower in tiled enclosure. Window to the side. Extractor fan & tiled walls. Mirror and shaver light. Radiator.

Bedroom 2: *3.00m x 2.85m*

Practical second bedroom with window to the front. Dimplex heater. The Hotpoint tumble dryer is included.



Utility: 1.80m x 1.35m

Situated off the en-suite. Stainless steel sink with worktop. Floor and wall mounted cupboard and large cupboard stores the hot water tank. Extractor fan. Practical shelving. The Hotpoint washing machine is included.

External:

Covered carport to the front, which also doubles as a sheltered seating area. Enclosed private mono-block patio, to the rear, ideal for outdoor socialising and enjoying the views to the hills. External tap and wooden shed.

Viewing:

Please contact the Selling Agents.

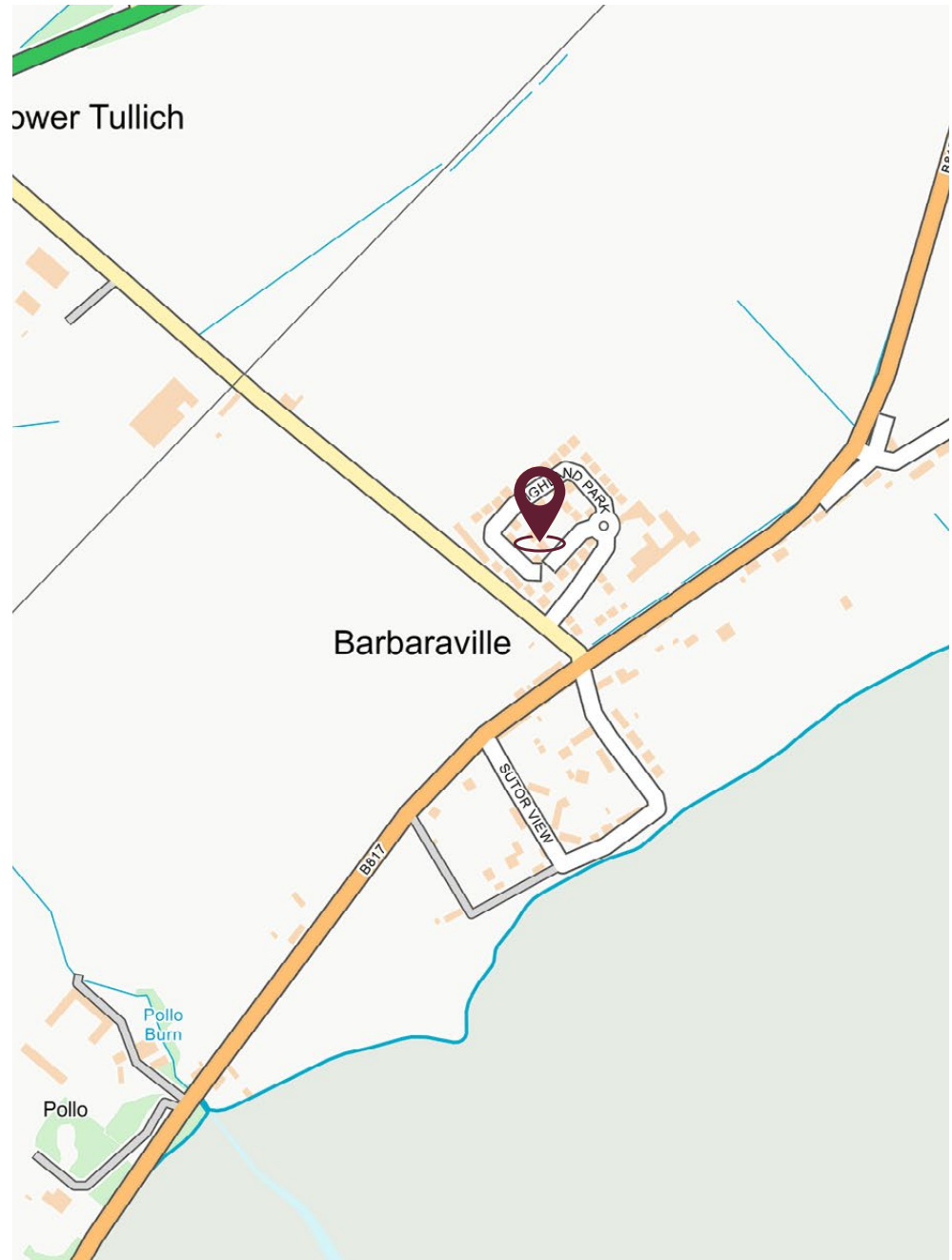
EPC Rating: D

Location:

<https://w3w.co/homeward.gestures.spruced>

Note:

Should the property subsequently be sold on the open market, the village management will be entitled to a 50% share in any profit.



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.



MACKENZIE AND CORMACK
Solicitors, Estate Agents & Notaries Public

16-18 Tower Street, Tain, Ross-shire IV19 1DZ
T: 01862 892046 F: 01862 892715 E: mail@tainlaw.co.uk
www.mackenzieandcormack.co.uk

