

24 Highland Park, Barbaraville, Invergordon, Ross-Shire IV18 0QD

Offers Over £150,000





24 Highland Park is an immaculate detached bungalow quietly tucked away in the corner of the charming Highland Park retirement village. Accommodation comprises: Hall, Open-plan Kitchen/ Living/Dining Room, Conservatory, 2 Double Bedrooms (1 En-Suite) and WC. Cosy property with electric storage heating and DG throughout. All carpets, blinds and curtains are included. Enclosed private patio to rear that overlooks open fields. The property benefits from a tranquil corner location, open views across farmland and no passing traffic. A private lock-block drive leads to a carport providing a sheltered entrance to the front door. Highland Park is a purpose-built village, on the shores of the Cromarty Firth, exclusively for the over 55s. Walking distance to pond and Clubhouse The village benefits from a popular private Clubhouse and immaculately landscaped garden grounds.

The nearby town of Invergordon is approximately three miles away. The port is a thriving area of industry for the oil business and renewable energy sector. It is also a major port of call for cruise liners bringing more than 70,000 passengers to the area. Invergordon offers a range of professional services and facilities to include shops, supermarkets, primary and secondary schools. Invergordon Golf Club overlooks the Cromarty Firth. It also boasts its own Bowling Club and Naval & Heritage Museum. With the large oil and gas industry at Nigg, Invergordon and Evanton close by and the Highland capital of Inverness being approximately 25 miles away makes Invergordon a great commuting point.



Hall:

Entered via a Upvc front door with glazed panel. Access hatch to the loft. Large wardrobe with fitted shelving and hanging rail. Shelved storage cupboard and further large cupboard with fuses and meter.

WC: 1.60m x 1.20m

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

Living/Dining Room: 5.60m x 4.85m

Light and attractive double aspect room with windows to the front and rear. Glazed door opens to the private rear patio and French doors open to the front conservatory. Feature electric fire and fireplace with wooden mantelpiece and marble hearth. Space for informal dining. Dimplex heater. Open plan to the...

Kitchen:

Practical space with wall and floor mounted units, display shelving and window to the rear with open views overlooking fields. Integral Beko electric oven, Stoves hob with extractor hood over and Diplomat dishwasher. Free-standing LEC fridge-freezer. Ample work surfaces and tiled splashbacks. Stainless steel sink/drainer.



Conservatory: 2.70m x 2.22m

Bright room to the front, entered via French doors from the living room. Ideal seating area for relaxing and enjoying views over farmland. Insulated roof and could also be used as a dining room or study. Windows on three sides.

Bedroom 1: 5.25m x 3.00m

Generously proportioned double aspect room with windows to side and rear with open views. Generous 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. Fitted cupboards. Dimplex heater.



Utility: 1.13m x 1.35m

Situated off the en-suite. Practical space with base mounted cupboard and fitted shelving. Stainless steel sink/drainer and LG washer/dryer. Large shelved airing cupboard stores the hot water tank. Extractor fan.

Bedroom 2: 3.00m x 2.85m

Practical second bedroom with window to the front. Could also be used as a study or craft room. Dimplex heater.

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 over farmland. External lights, tap and whirligig. Practical wooden shed, garden cabinet and storage bench provides generous outdoor storage. Gate to the side.

Viewing:

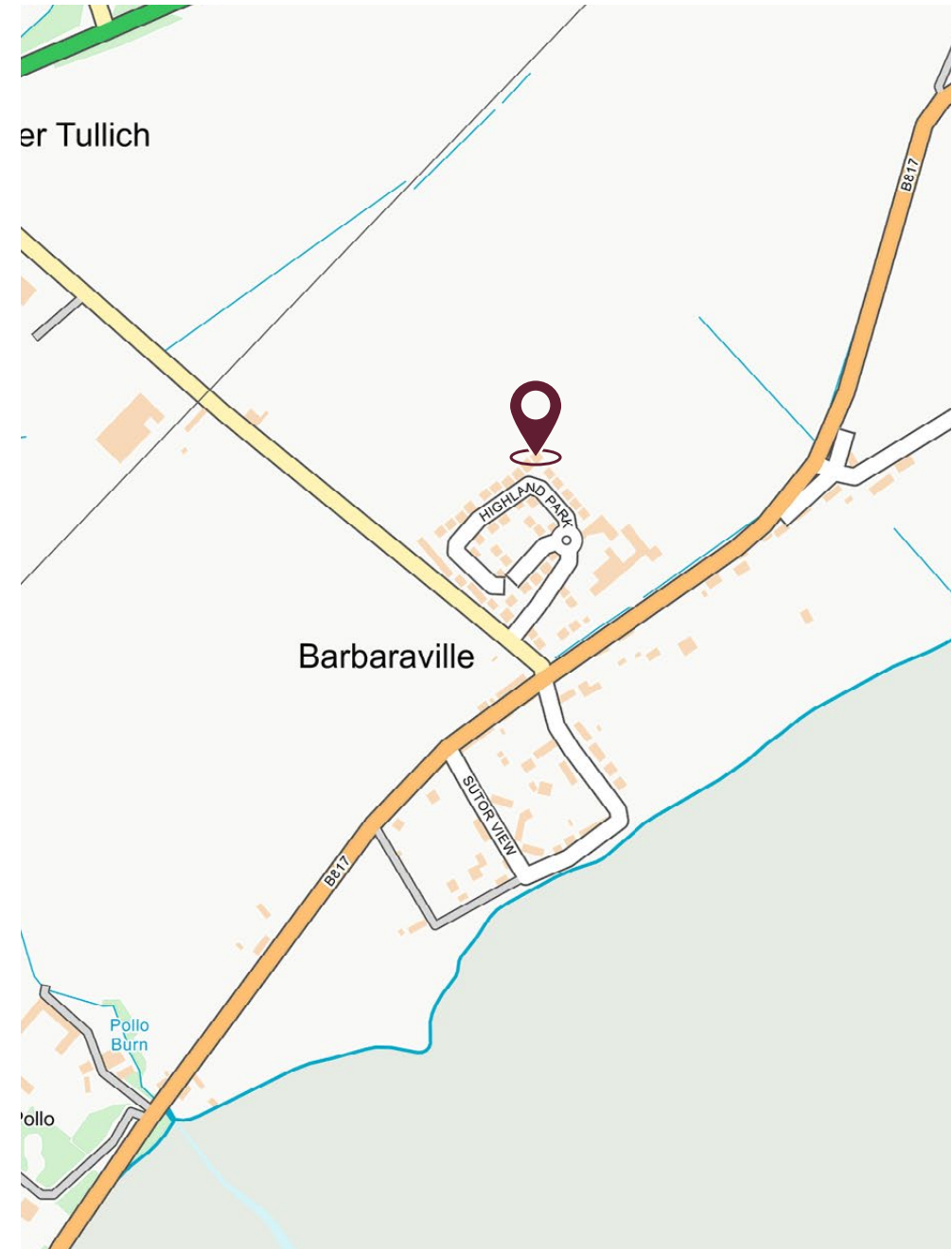
Please contact the Selling Agents.

EPC Rating: D**Location:**

<https://w3w.co/pranced.hears.cheer>

Note:

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





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