

Services

Mains water, electricity and drainage.

Extras

All fitted floor coverings, all shutters and all integrated appliances.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

Strictly by appointment via Munro & Noble Property Shop
- Telephone 01862 892 555.

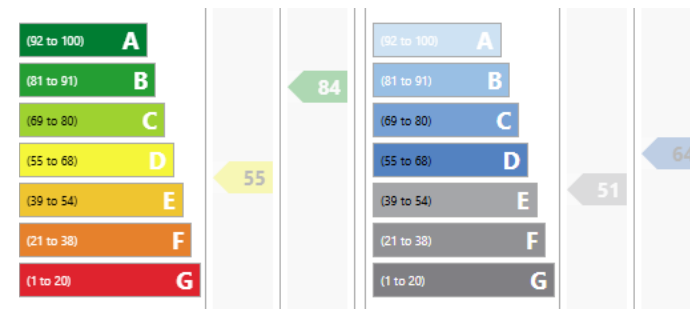
Entry

By mutual agreement.

Home Report

Home Report Valuation - £145,000

A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AE Telephone 01862 892555.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 1AE.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



17 Highland Park Barbaraville, Invergordon IV18 0QD

A detached two bedroomed bungalow located within the Highland Park retirement village.

OFFERS OVER £145,000

📍 The Property Shop, 22 High Street, Tain

✉️ property@munronoble.com

☎️ 01862 892 555

Property Overview



Detached
Bungalow



2 Bedrooms



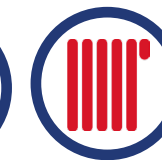
1 Reception



Office Potential



2 Shower
Rooms



Electric



Garden



Carport

Open Plan Kitchen/Diner/Lounge



Open Plan Kitchen/Diner/Lounge



Bedroom One



En-Suite Shower Room





Conservatory

Property Description

This two bedroomed, detached bungalow with carport is located in the popular and charming Highland Park retirement village of Barbaraville. The landscaped development is exclusively for residents aged 55 and over, is managed and boasts facilities including a clubhouse with a gym, a snooker room, a hairdresser a fully equipped kitchen and a function room. Outside there are benches for taking in the view and two ponds to view the wildlife. Inside, the bungalow has ample storage provisions, is fully double glazed, has electric heating and wood effect flooring which runs throughout the property. The immaculate accommodation comprises a modern fitted kitchen that is open plan with the lounge/dining room and comprises sleek, wall and base mounted units with worktops and a stainless steel sink with mixer tap and drainer. Integrated appliances consist of an eye-level electric oven, an electric hob with an extractor above, fridge-freezer and dishwasher. Off the bedroom and bathroom is the useful utility room which also has wall and base mounted units, integrated washing machine and freezer. From the lounge/dining room, glass panelled doors open onto the well placed conservatory which has lovely views out to the pond. There is a modern shower room comprising a comfort height WC, a vanity wash hand basin and a wet walled shower cubicle. Completing the accommodation are the two double bedrooms, one of which is currently utilised as a home office. The principal bedroom has the advantage of a walk-in dressing room, and an en-suite which comprises a wet-walled shower enclosure with electric shower, a vanity wash hand basin and comfort height WC. The property has an enclosed garden to the rear and timber shed with power and light, with views over the water feature in the landscaped communal grounds that can be enjoyed. To the front can be found a block paved driveway and a carport. As part of the retirement village scheme, we understand there are communal areas of landscaped garden grounds with a maintenance agreement in place for their upkeep. 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 in excess of 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. All major transport links can be found in the Highland capital, Inverness. A commuter train and bus service which commutes from Tain to Inverness daily.



Shower Room



Utility Room



Bedroom Two

Rooms & Dimensions

- Open Plan Kitchen/Diner/
Lounge
Approx 5.60m x 4.86m
- Conservatory
Approx 3.00m x 2.50m
- Utility Room
Approx 1.81m x 1.33m
- Inner Hall
- Bedroom One
Approx 5.24m x 3.00m
- En-Suite Shower Room
Approx 2.67m x 2.59m
- Bedroom Two
Approx 3.00m x 2.83m
- Shower Room
Approx 2.18m x 1.21m

