

Services

Mains water, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.

Heating

Electric heating.

Glazing

Double glazing throughout.

Council Tax Band

D

Viewing

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

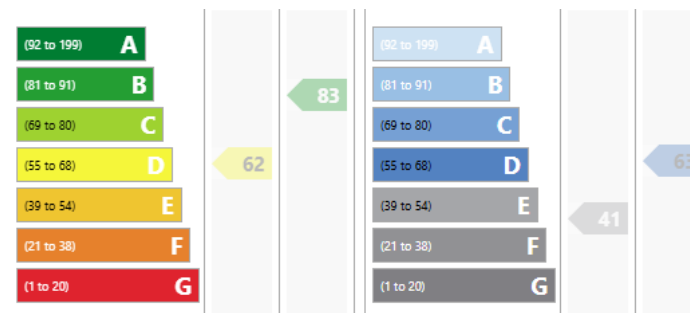
Entry

By mutual agreement.

Home Report

Home Report Valuation - £140,000

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.



23 Highland Park Barbaraville, Invergordon IV18 0QD

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

OFFERS OVER £140,000

📍 The Property Shop, 22 High Street, Tain

✉️ property@munronoble.com

☎️ 01862 892 555

Property Overview



Detached Bungalow



2 Bedrooms



1 Reception



Conservatory



2 Shower Rooms



Electric



Garden



Parking

Open Plan Kitchen/Lounge/Dining Area



Open Plan Kitchen/Lounge/Dining Area



Bedroom One



Bedroom One En-Suite Shower Room





Property Description

A charming two bedroomed detached bungalow, located in the popular retirement village of Barbaraville, three miles from the main town of Invergordon. This fully managed development is exclusively for residents aged over 55 years and boasts modern facilities including a clubhouse with gym, snooker room, function space and a fully equipped kitchen. The accommodation comprises, a shower room, an open plan kitchen/lounge/dining area, a conservatory and two double bedrooms, with the principal bedroom boasting an en-suite shower room, with utility room off. The property benefits from electric central heating and uPVC double glazing throughout. With neutral décor throughout, the modern fitted kitchen is open plan alongside the lounge and dining area. Comprising wall and base mounted units with worktops and a stainless-steel sink with mixer tap and drainer. Integrated appliances consist of an electric oven and hob with extractor fan over, a fridge-freezer and a dishwasher. Off the kitchen, glass panel doors lead into the conservatory which overlooks and gives access to the immaculate rear garden. The modern fully tiled shower room comprises a WC, a sink with vanity unit and double shower cubicle.

Externally, the front and rear gardens are enclosed by timber fencing. A paved lock block driveway and carport can be found towards the front elevation. 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. Outside there are benches for taking in the view and two ponds to view the wildlife. The nearby town of Invergordon, approximately three miles. 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 an 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.

Rooms & Dimensions

Entrance Hall

Shower Room
Approx 2.19m x 1.22m

Bedroom Two
Approx 3.00m x 2.84m

Bedroom One
Approx 4.2m x 3.00m

En-Suite Shower Room
Approx 2.59m x 2.55m

Utility Room
Approx. 1.79mx 1.25m

Inner Hall

Open Plan Kitchen/
Lounge/Dining Area
Approx 5.60m x 4.84m

Conservatory
Approx 2.85m x 2.58m

