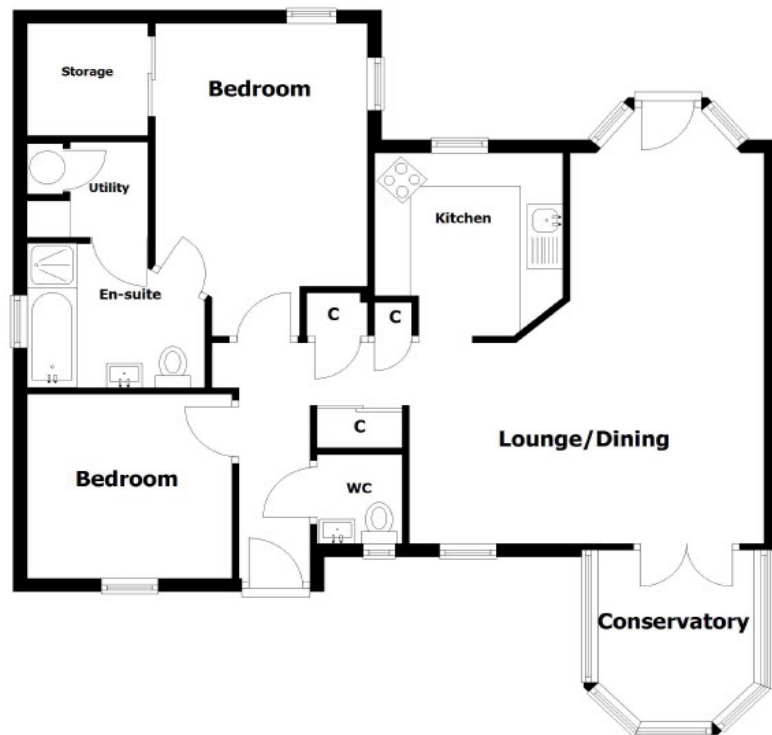


Ground Floor



Services

Mains water, electricity and drainage.

Extras

All fitted floor coverings and carpets. Blinds and 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.

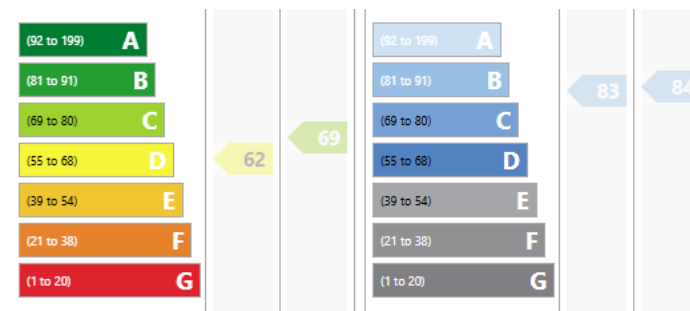
Entry

By mutual agreement.

Home Report

Home Report Valuation - £150,000
 A full Home Report is available via Munro & Noble website.

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.



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.



**24 Highland Park
 Barbaraville, Invergordon
 IV18 0QD**

A detached two bedroomed bungalow with carport and parking, located within the Highland Park retirement village.

OFFERS OVER £150,000

📍 The Property Shop, 22 High Street, Tain

✉️ property@munronoble.com

☎️ 01862 892 555

Property Overview



Detached Bungalow



2 Bedrooms



1 Reception



Conservatory



1 Bathroom



Electric



Garden



Carport



Property Description

This pleasant two bedroomed, detached bungalow with driveway and carport is located within the popular and charming Highland Park retirement village of Barbaraville. The landscaped development is exclusively for residents aged of 55 and over, is managed and has on site facilities including a clubhouse with a gym, a snooker room and a hairdresser. Inside, the accommodation comprises an entrance hallway, a WC, two double bedrooms, with the principal bedroom benefiting from fitted storage facilities, and en-suite bathroom, an open plan lounge/kitchen diner and a well positioned conservatory with insulated roof which lies to the front elevation. The kitchen comprises wall and base mounted units with worktops and has a sink with mixer tap and drainer. Integrated appliances consist of an electric oven and hob with an extractor above and dishwasher, and there is a free-standing fridge-freezer. The en-suite is complimented with ceramic tiles and has a shower enclosure with mains shower, a vanity wash hand basin, WC and a bath. From here, the utility cupboard can be accessed and has base mounted units, shelving and plumbing for a washing machine. Further pleasing features included electric heating, double glazing and ample storage provisions.

Outside, the front garden is laid to lawn with a delicate gravel border, and a lock-block driveway offers off-street parking leads to the car carport. To the rear is an enclosed garden with a patio area from which views towards the surrounding garden grounds can be enjoyed.

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.



Rooms & Dimensions

Entrance Hall

WC

Approx 1.58m x 1.20m

Bedroom Two

Approx 3.00m x 2.84m

Bedroom One

Approx 5.26m x 3.00m

En-Suite Shower Room

Approx 2.60m x 2.55m

Utility Cupboard

Approx 1.65m x 1.33m

Open Plan Lounge/
Kitchen

Approx 5.60m x 4.83m

Conservatory

Approx 2.70m x 2.20m

Bedroom One



En-Suite Bathroom

