



# HANNAH HOMES

## ESTATE AGENTS



**49 HIGHLAND PARK PRIVATE RETIREMENT VILLAGE,  
BARBARAVILLE, IV18 0QD**

This very well presented one bedroom apartment is located within a private retirement village in the coastal hamlet of Barbaraville, 10 minutes North of the busy Highland port of Invergordon in Easter Ross and approx. 40 minutes drive to Inverness City centre to the South, which has good air and rail links to the rest of the U.K.

Prospective purchasers must be over 55 to live in the Village which benefits from it's own Shop and Clubhouse, which has many facilities. Barbaraville is on a main bus route.

The accommodation comprises Hallway, Lounge/Diner and open plan Kitchen, Bathroom with separate shower and One Double Bedroom with walk in wardrobe.

*FIXED PRICE £135,000*



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## **49 HIGHLAND PARK PRIVATE RETIREMENT VILLAGE, BARBARAVILLE**

### **THE PROPERTY**

Entry to the property is through the UPVC front door which opens to:-

### **HALL**

Access to all rooms. Storage cupboard housing combi-boiler, electric meter and fuse box. Double door storage cupboard with power and light, plumbed for washing machine and tumble dryer. Storage heater. Smoke alarm. Coved ceiling. Carpeted.

### **BATHROOM**

**8'8" x 6'6" (2.65m x 2m) approx.**

White suite including WC, Wash hand basin, Bath and Corner Shower cabinet. Storage heater. Extractor fan. Fully tiled walls. Carpeted. Coved ceiling.

### **BEDROOM**

**15'8" x 10'6" (4.80m x 3.20m) approx.**

Double bedroom with walk in wardrobe—shelved and railed. Storage heater. TV aerial point. Window overlooking the pond, vertical blinds. Coved ceiling. Four double power points. Carpeted.

### **LOUNGE / DINER**

**20'3" x 11'5" (6.20m x 3.50m) approx.**

Feature fireplace with wooden mantle, marble surround and hearth. Electric heater inset. Matching wall and ceiling lights. Storage heater. TV aerial point. Five double power points. Carpeted. Door opening to decking area which overlooks the pond. Open plan to:-

### **KITCHEN**

**8'5" x 7'3" (2.60m x 2.20m) approx.**

Fitted wall and base units with integrated dishwasher and fridge/freezer. Electric oven and hob with extractor hood above. Tiled above work tops. Stainless steel sink unit with mixer lever tap. Non slip flooring. Under unit lighting. Three double power points.

### **DECK AREA**

Door from lounge/diner opens to a pleasant deck area overlooking the pond.

### **Special Features**

The apartment is a generous design, developed solely for retirement living and is significantly different from a standard property.

#### **General Features include: -**

- Emergency 24 hour help call system ( if required, please ask for details)
- Quality carpets
- Fully fitted luxury user-friendly kitchen
- Spacious bedroom
- Good sized Bathroom with shower unit
- Quality double glazing
- Security locks to all windows and doors
- Feature fireplace and quality surround
- Electric heating
- Decorated throughout
- All handles and taps of the lever type
- Electrical sockets located at user friendly height
- Quality non-slip flooring to kitchen
- Paved courtyard and paths
- Exterior security lighting

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### **Additional Information**

The apartment is for occupation by those over 55 only, but the property may be owned by anyone. Once purchased, the property may be sold on the open market to purchasers in-keeping with the village ethos.

The well established parkland environs will be maintained by the village management for a small weekly fee charged to each property. The maintenance of the exterior of all properties will be in the control of the village management and be part of a five year rolling programme. This means that the high standards of the village will be maintained to the benefit of all and protect the value of your investment.

Should the property subsequently be sold on the open market for a profit, the village management will be entitled to a 50% share in any profit. The high standards maintained by the village management will ensure that there is no reduction in its services.

### **ENTRY**

Any entry date will be considered.

### **COUNCIL TAX**

Currently a Band B.

### **VIEWING**

By arrangement with the selling agents.

### **OFFERS**

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES:-**

22 High Street, Alness,  
Ross-shire, IV17 0PS.

Tel/Fax:- 01349 884411

E-mail:- [mail@hannah-homes.co.uk](mailto:mail@hannah-homes.co.uk)

Website:- [www.hannah-homes.co.uk](http://www.hannah-homes.co.uk)



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