



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



44 Highland Park Private Retirement Village, Barbaraville, Ross-shire, IV18 0QD

This detached property is a purpose built bungalow located within a private retirement village in the coastal hamlet of Barbaraville, 10 minutes north of the busy highland port of Invergordon. Barbaraville provides easy access to the A9 for travelling North or South on the North Coast 500 scenic drive around the North Highlands. The Highland Capital, Inverness, is approx. 30 miles to the south where all major transport links can be found. Inverness airport has regular links to several British airports including Heathrow and Gatwick.

Prospective purchasers must be over 55 to live in the village which benefits from its own clubhouse which has many facilities. Barbaraville is on a main bus route.

The accommodation comprises Hallway, Open plan Kitchen/Lounge/Diner, Conservatory, Shower Room, Two Double Bedrooms (one with en-suite Bathroom and Laundry Room). There is off street parking and a car port.

EPC—Band D (66) Council Tax band D

OFFERS OVER £150,000

- 2 double bedrooms
- One bedroom with en-suite bathroom and laundry
- Detached
- Open plan lounge/diner and kitchen
- Shower room
- Conservatory
- Electric storage and panel heaters
- Double glazing
- Carport
- Off street parking
- EPC Band D (66)
- Council tax D



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THE PROPERTY

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

HALL

Two Storage cupboards. Panel heater. Loft access hatch. Carpeted. Coved ceiling. All rooms accessed from here.

SHOWER ROOM/TOILET

7'1" x 3'11" (2.17m x 1.19m) approx.

Fully tiled walls. White WC and wash hand basin. Walk in Shower cubicle. Electric shower. Carpet. Coved ceiling. Extractor fan. Panel heater. Window to the front of the property.

OPEN PLAN KITCHEN / LOUNGE / DINER

20'3" x 18'4" (6.17m x 5.60m) approx.

Feature fireplace with wooden surround, hearth and electric coal effect fire. Bay window and window to the front of the property. Coved ceiling. Carpeted. Storage heater. Open plan to:-

KITCHEN

Fitted wall and base units with built in oven, hob and extractor hood. Integrated fridge/freezer. Tiled above work tops. Sink. Coved ceiling. Non slip flooring. Window to the rear of the property overlooking fields.

CONSERVATORY

French doors from lounge opening into conservatory. Carpeted. Door opening to lock block patio.

BEDROOM ONE

17'2" x 9'10" (5.24m x 3.01m) approx.

Double bedroom with walk-in wardrobe/dressing area. Double aspect windows. Panel heater. Coved ceiling. Carpeted.

EN-SUITE BATHROOM

8'7" x 8'4" (2.63m x 2.55m) approx.

WC, bath and wash hand basin. Separate shower cubicle with mixer shower. Tiled walls. Coved ceiling. Extractor fan. Carpet. Storage heater. Window to the side of the property. Door leading to:-

LAUNDRY

5'11" x 4'4" (1.82m x 1.34m) approx.

Fitted stainless steel sink unit with worktop and cupboard below. Plumbed for washing machine. Coved ceiling. Non slip flooring. Hot water cylinder.

BEDROOM TWO

9'10" x 9'3" (3.00m x 2.84m) approx.

Double bedroom. Window to the front of the property. Panel heater. Coved ceiling. Carpeted.

OUTSIDE

Brick paving, enclosed patio area to the rear. Gate leading to the garden shed and rear of the bungalow. To the front there is a carport and brick paving driveway. Storage for wheelie bins. External lights.

EXTRAS

All carpets, blinds, curtains and fridge/freezer included in the sale.

PRICE

OFFERS OVER £150,000

ENTRY

Any entry date will be considered

COUNCIL TAX

Currently a band D

VIEWING

By arrangement with the selling agents only.

OFFERS

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

AGENTS LTD:- 16a High Street, Alness,

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Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.onthemarket.com, www.s1homes.com & facebook.

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