



# HANNAH HOMES

## ESTATE & LETTING AGENTS



### 8 HIGHLAND PARK PRIVATE RETIREMENT VILLAGE, BARBARAVILLE, ROSS-SHIRE, IV18 0QD

No. 8 Highland Park is a purpose built detached bungalow 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.

The bungalow has many features including car port and conservatory and benefits from double glazing and oil fired heating.

Prospective purchasers must be over 55 to live in the Village which benefits from it's own Shop and Club-house which has many facilities including a hair salon and gymnasium. Barbaraville is on a main bus route.

The accommodation comprises Hallway, Lounge/Diner and open plan Kitchen, Conservatory, Shower Room, Two Double Bedrooms (one with En-suite Bathroom and Laundry Room).

*Offers around £120,000*

- **Detached bungalow**
- **Open plan lounge/diner and kitchen**
- **Two bedrooms—one with en-suite bathroom and laundry room**
- **Shower room**
- **Conservatory**
- **Oil central heating**
- **Double glazing**
- **Carport**
- **Off street parking**
- **EPC—Band D**



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

### **THE PROPERTY**

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

### **HALL (L-Shaped)**

Two Storage cupboards. Loft access hatch. Carpeted. Smoke alarm. One double power point. Coved ceiling.

### **SHOWER ROOM/TOILET**

***7' x 3'10" (2.14m x 1.19m) approx.***

Fully tiled walls. White WC and wash hand basin with lever taps. Walk in Shower cubicle. Carpeted. Extractor fan. Shaver light. Radiator. Window to the front of the property.

### **OPEN PLAN KITCHEN / LOUNGE / DINER**

***18'4" x 15'7" (5.60m x 4.76m) approx.***

Feature fireplace with wooden surround, marble hearth and electric coal effect fire inset. Bay window to the front of the property. Television aerial point. Two wall lights and ceiling lights. Coved ceiling. Carpeted. Radiator. Telephone point. Open plan to:-

### **KITCHEN**

***9'4" x 7'8" (2.85m x 2.34m) approx.***

Fitted wall and base units with built in oven, hob and extractor hood. Fridge/freezer and integrated dishwasher. Tiled above work tops. Stainless steel sink unit with lever tap. Coved ceiling. Non slip flooring. Window to the rear of the property.

### **CONSERVATORY**

***9'4" x 7'4" (2.86m x 2.25m) approx.***

French doors from lounge opening into conservatory. One wall light. Radiator. Carpeted. Door opening to paved patio.

### **BEDROOM ONE**

***16'9" x 10' (5.10m x 3.05m) approx.***

Double bedroom with walk-in wardrobe/dressing area. Double aspect windows. Radiator. Coved ceiling. Carpeted. Television aerial points.

### **EN-SUITE BATHROOM**

***8'7" x 8'3" (2.62m x 2.54m) approx.***

Cream WC, bath and wash hand basin with lever taps. Separate shower cabinet. Tiled walls. Extractor fan. Non slip flooring. Radiator. Window to the side of the property. Door leading to:-

### **LAUNDRY**

***5'3" x 5'2" (1.60m x 1.59m) approx.***

Fitted stainless steel sink unit with lever taps and cupboard below. Plumbed for washing machine and tumble dryer. Non slip flooring. Oil boiler. Extractor fan.

### **BEDROOM TWO**

***9' x 8'7" (2.74m x 2.63m) approx.***

Double bedroom. Window to the front of the property. Telephone point. Radiator. Coved ceiling. Carpeted.

### **OUTSIDE**

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

### **EXTRAS**

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

## **8 HIGHLAND PARK PRIVAT RETIREMENT VILLAGE, BARBARAVILLE**

### **PRICE**

Offers around £120,000

### **ENTRY**

Any entry date will be considered.

### **COUNCIL TAX**

Currently a Band D

### **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.

Telephone:- 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)

Our properties also feature on [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.primelocation.com](http://www.primelocation.com), [www.s1homes.com](http://www.s1homes.com) & facebook.

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