



HANNAH HOMES

ESTATE & LETTING AGENTS



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

Highland Park is a purpose 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 throughout has electric storage and panel heating.

Prospective purchasers must be over 55 to live in the Village which benefits it's own Clubhouse 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 £115,000

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



Hannah Homes
22 High Street
Alness
Ross-shire
IV17 0PS

Tel: 01349 884411
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6 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. Panel heater.

SHOWER ROOM

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. Panel heater. 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. Storage heater. 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. 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. Panel heater. 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. Carpeted. Panel heater. 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. Hot water cylinder.

BEDROOM TWO

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

Double bedroom. Window to the front of the property. Telephone point. Panel heater. 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, integrated dishwasher, oven and hob.

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PRICE

Offers around £115,000

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

Website:- www.hannah-homes.co.uk

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

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