



Residential Property

15 Highland Park, Barbaraville

Georgesons
Estate Agents



The Property

This two bedroom bungalow, located in Highland Park Retirement Village in Barbaraville, provides an excellent standard of living for the Over 55s with features such as electrical sockets at a user friendly height. The on-site Clubhouse has a snooker room and plays host to all manner of recreational activities. In good decorative order, the property comprises of an open plan lounge/kitchen/diner, south facing conservatory, two bedrooms (one with en-suite bathroom and walk-in wardrobe), utility room and shower room. The property benefits from double glazing and Total Control electric storage heating throughout. The loc block driveway can accommodate several vehicles and leads to a carport providing a sheltered entrance into the front door of the bungalow. There is an enclosed garden to the rear accessed through the conservatory, which overlooks the wildlife pond with water feature. The village is surrounded by immaculately landscaped garden grounds.

The Area

Barbaraville is a small village in Easter Ross, located on the northern shores of the Cromarty Firth with views over to the Black Isle. Milton is approximately 2 miles away and has a primary school, an old drover's pub, well stocked village shop and nearby petrol station with shop. There is a regular bus service both north and south and a mainline train station is 10 minutes away. Being adjacent to the A9, many locations are easily accessible with Tain, Invergordon and Alness all within a 10 minute drive. Invergordon is the nearest town being 4 miles away with supermarkets, cafes, hotels and post office. The Highland capital, Inverness is 28 miles to the south where all major transport links can be found.



Entrance - Glazed UPVC door to:-

Hall – **3.9m x 1.2m.** Accessing lounge/kitchen/diner, bedrooms, shower room and storage cupboard. Electric panel heater. One double power point. Smoke alarm. Loft access. Carpet flooring.

Lounge/Kitchen/Diner – **5.6m x 4.9m.** Open plan living area with triple aspect views. Wooden fire surround with stone hearth and electric fire. Fitted kitchen comprising wall and base units, stainless steel sink and drainer, integrated oven and hob with cooker hood, integrated fridge freezer and dishwasher. Electric storage heater. Eight double power points. TV point. Storage cupboard. Carpeted in lounge and dining area with vinyl in kitchen. Wooden glazed French doors leading to:-



Bedroom 1 – **4.6m x 6.0m.** Window overlooking rear of the property. Walk in wardrobe with hanging rails and shelving. Electric storage heater. Five double power points. Carpet flooring. Door to:-



En-suite Bathroom – **2.6m x 2.6m.** Suite comprising WC, pedestal wash hand basin and bath. Shower cubicle with thermostatic shower. Tiled walls. Electric storage heater. Extractor fan. Shaving point. Door to:-



Conservatory – **2.7m x 2.5m.** Glazed south facing conservatory with external door accessing rear garden and overlooking communal pond. Vertical blinds. One double power point. Carpet flooring.

Utility Room – **1.8m x 1.4m.** Base unit with worktop and stainless steel sink. Washing machine. Carpet flooring.

Bedroom 2 – 3.0m x 2.8m. Window overlooking front of the property. Electric panel heater. Three double power points. TV point. Carpet flooring.



Gardens – Enclosed rear garden laid to loc block. Clothes line. Storage shed. Communal gardens.



Shower Room – 2.2m x 1.2m. WC and pedestal wash hand basin. Double width shower enclosure with electric shower. Shaving point. Extractor fan. Carpet flooring.

Maintenance Fees for communal grounds and clubhouse - £13 per week.

Residents are to be aged over 55.

There is a minute of agreement available between Highland Kin and the owners of the property.

Postcode – IV18 0QD

Council Tax – Band D EPC – E54

Price – Offers over £125,000 to be lodged with the selling agents, Georgesons.

Viewing – By appointment via Georgesons

Prospective purchasers should note:

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
 - (a) that any measurements given are accurate;
 - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

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