

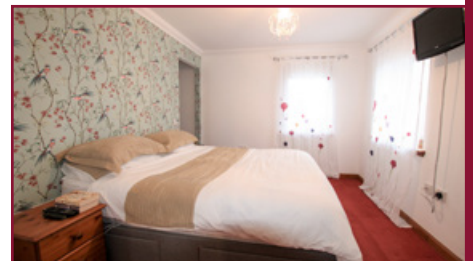
# MACKENZIE & CORMACK

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## 10 HIGHLAND PARK, BARBARAVILLE, INVERGORDON IV18 0QD

OFFERS OVER £130,000

Immaculate detached bungalow in the popular Highland Park Retirement Village on the shores of the Cromarty Firth. Highland Park is a purpose built village exclusively for the over 55s. Accommodation: Hall, Kitchen/Living/Dining Room, Utility, 2 Bedrooms (1 En-suite) and Shower Room. This property has recently benefitted from new carpets, blinds, curtain tracks and electric Gabarron thermal radiators. Car-port and additional off-street parking. Private enclosed courtyard garden with new screen fencing. The property has also been repainted internally and externally. Walking distance to pond and private Clubhouse. Set within well-tended landscaped garden grounds close to the local bus stops. Easily maintained light and bright accommodation.

HSPC Ref: MK04/59154

NIGEL D JONES LLB (HONS) DIP LP NP  
IAIN MCINTOSH LLB (HONS) DIP LP NP





Highland Park Private Retirement Village provides properties for over 55's with private garden and parking. The village is in the coastal town of Barbaraville on the main bus route, 10 minutes from Invergordon and 40 minutes from Inverness. The private community clubhouse nearby has a large meeting/function room, kitchen, gym, snooker room and hair salon. Invergordon, (3 miles) has a wide range of amenities, including a health centre, supermarkets, shops, restaurants and a challenging golf course. Further details can be found at [www.highlandparkretirementvillage.co.uk](http://www.highlandparkretirementvillage.co.uk)

**Hall:**

Entered via a Upvc front door. Access hatch to the loft. Large practical storage cupboard. Gabarron heater.

**Shower Room: 2.02m x 1.93m**

Fresh room with window to the front. WC, wash hand basin and Triton mains shower. Fully tiled and benefits from extractor fan and mirror. Dimplex fan heater.

**Living/Dining Room: 5.63m x 5.32m**

Bright and attractive room with large bay window and further window to the front. Feature electric fire and fireplace with attractive wood and marble surround. French doors to the conservatory. Space for informal dining or home office. Gabarron heater. Open plan to...

**Kitchen:**

Window to the rear. Range of wall and floor mounted units with display shelving and ample work surfaces. Anti-slip flooring. Integral fridge/freezer, oven, hob and extractor hood. Plumbed for dishwasher. Tiled splashbacks and stainless steel sink/drainer.

**Conservatory: 2.60m x 2.27m**

Light and private room with windows on three sides entered via double French doors from the living room. Glazed door to paved patio.

**Bedroom 1: 4.48m x 3.05m**

Generously proportioned double aspect room with windows to side and rear. Opening to walk-in wardrobe (1.62m x 1.60m) with hanging rails, top shelf and light. Fuse and meter cupboard. Gabarron heater.

**En-suite: 2.70m x 2.50m**

Spacious en-suite with WC, wash hand basin, bath and separate Triton mains shower in tiled enclosure. Window to the side. Extractor fan and tiled walls. Mirror. Gabarron heater. Door to utility.

**Bedroom 2: 2.89m x 2.70m**

Practical guest room with window to the front. Dimplex panel heater.

**Utility: 1.63m x 1.60m**

Fitted sink with cupboard below. Plumbed for washing machine and vented for tumble dryer. Hot water tank.

**External:**

Covered carport to the front, which also doubles as a sheltered seating area. Sheltered and enclosed lock block patio to the rear, ideal for outdoor socialising. External tap, lights and rotary dryer. New screen fencing with gate to the side.

**Viewing:**

Please contact Mr & Mrs Strickland on 01862 843127. Viewings at weekends only.

**EPC Rating: D**

These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.