

#### **Services**

Mains water, electricity and drainage.

#### **Extras**

All carpets, fitted floor coverings and blinds.

#### Heating

Electric heating.

### Glazing

Double glazing.

#### **Council Tax Band**

D

### **Viewing**

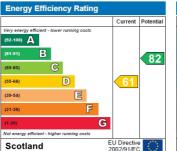
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

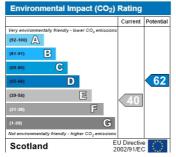
### **Entry**

By mutual agreement.

#### **Home Report**

Home Report Valuation - £125,000 A full Home Report is available via Munro & Noble - property@munronoble.com.





DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IVI IDR. Telephone 01463 225533 OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IVI IDR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.





## 17 Highland Park Invergordon **IV18 0QD**

A two bedroom detached bungalow located within the Highland Park retirement village.



# OFFERS OVER £125,000 HSPC Reference: 58484

The Property Shop, 47 Church Street,

property@munronoble.com

01463 22 55 33

**A** 01463 22 51 65

# **Property Overview**



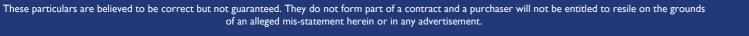


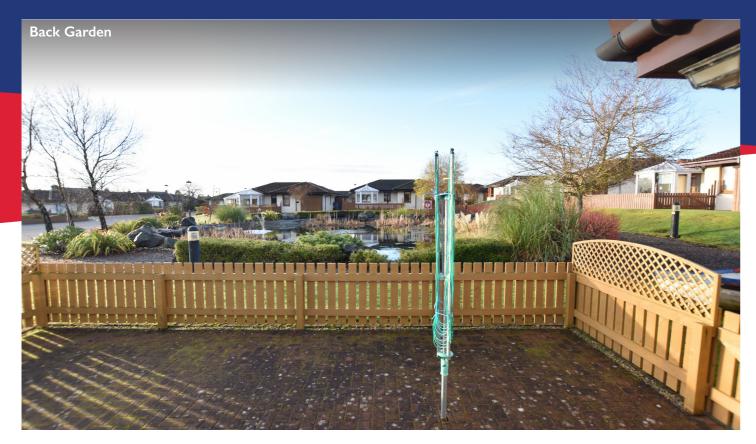






Electric





## **Property Description**

This two bedroom detached bungalow is located within the popular Highland Park retirement village in Barbaraville. The landscaped development is exclusively for residents over the age of 55, is managed and has facilities including a clubhouse with a gym, a snooker room and a hairdresser. This bungalow has ample storage provisions, is fully double glazed and has electric heating. Further pleasing features include a shower room comprising a WC, a wash hand basin and a wet walled shower cubicle; and a generously sized master bedroom with walk-in wardrobe and en-suite bathroom. The en-suite boasts both a bath and shower cubicle as well as a wash hand basin and a WC and has a utility room off. The kitchen that is open plan with the lounge/diner comprises wall and base mounted units with worktops and integral appliances consisting of an electric oven, an electric hob with an extractor above and a fridge freezer. Off the lounge/diner a double glazed conservatory can be found. Externally the property has an enclosed garden to the rear from which views over a water feature in the landscaped communal grounds can be enjoyed. To the front can be found a block paved driveway and a carport. The nearby town of Invergordon, approximately three miles distant, boasts a range of amenities including supermarket shopping, restaurants and a medical centre.







## **Rooms & Dimensions**

**Entrance Hall** 

Shower Room
Approx 1.18m x 2.15m

Bedroom Two

Арргох 2.83т х 3.00т

Bedroom One Approx 5.23m x 3.00m

En-Suite Bathroom

Approx 2.54m x 2.60m

Utility Room
Approx 1.81m x 1.34m

Walk-In Wardrobe

Approx 1.81m x 1.80m

Open Plan Lounge/Diner

/Kitchen

Арргох 4.86m x 5.61m

Conservatory

Approx 2.20m x 2.48m



