

10 Highland Park

BARBARAVILLE, INVERGORDON, IV18 0QD



OVER-55 RETREAT ON THE TRANQUIL
SHORES OF CROMARTY FIRTH



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Step into the welcoming embrace of 10 Highland Park, an enchanting detached property situated within the exclusive Highland Park Private Retirement Village, tailor-made for those aged 55 and above. Nestled along the serene Cromarty Firth, this coastal haven promises an enriching and dynamic lifestyle for its cherished residents.

Amidst meticulously landscaped grounds tended to by the Village Management, you'll savour panoramic views and carefree living. A nominal weekly fee ensures the allure of the surroundings without the worry of upkeep.

This charming residence offers a thoughtfully designed interior, immaculately preserved by its current owners. Inside, an expansive open-plan lounge/kitchen beckons, while a tranquil conservatory provides the perfect sanctuary for relaxation. Two bedrooms, including an en-suite in the master bedroom which also houses a utility room, offer comfort and convenience. A separate shower room adorns the main entrance hall.





Kitchen Area





Bedroom 1

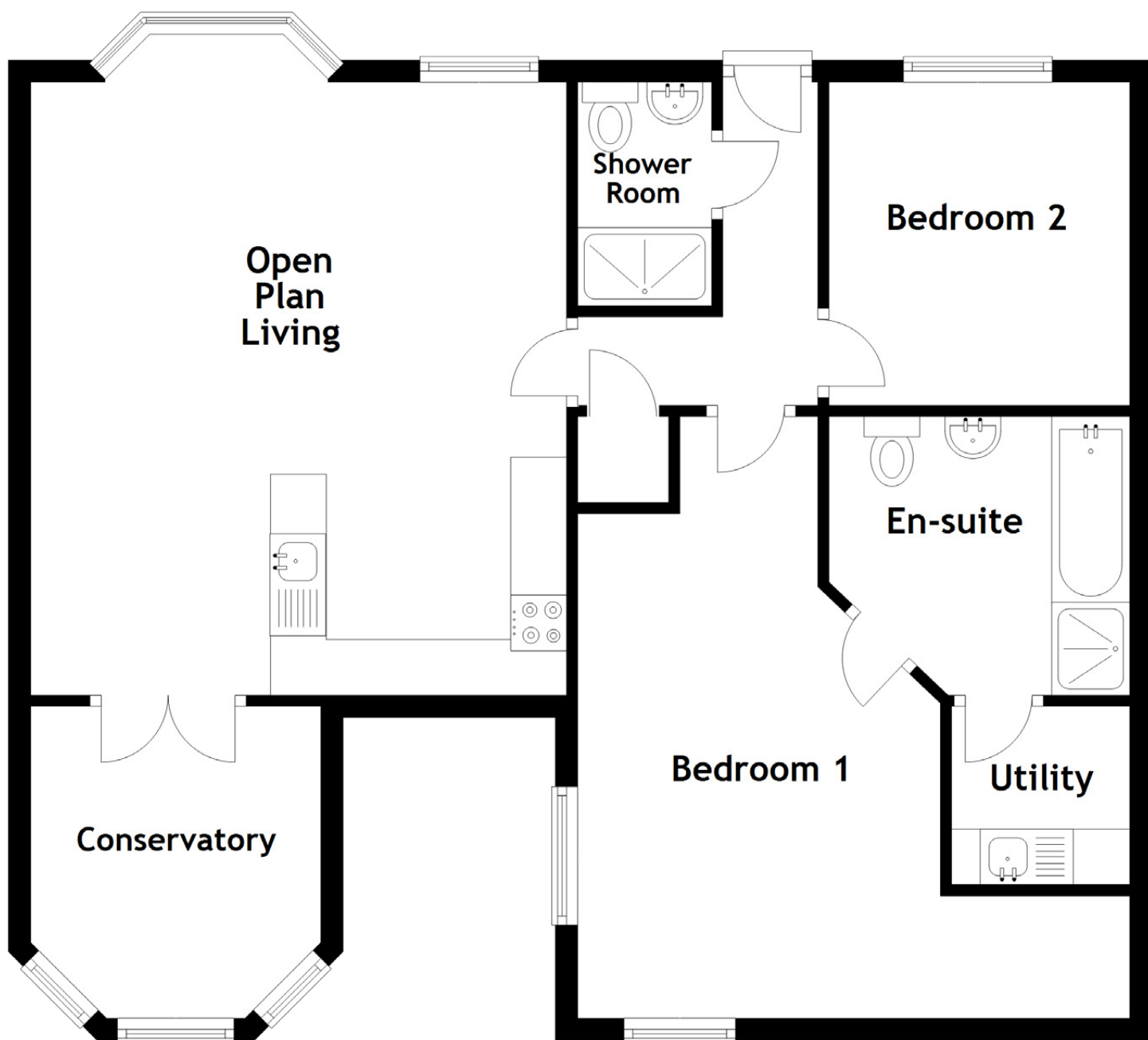




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Open Plan Living	5.50m (18') x 4.80m (15'9")	En-suite	2.70m (8'10") x 2.50m (8'2")
Conservatory	2.79m (9'2") x 2.60m (8'6")	Utility	1.60m (5'3") x 1.60m (5'3")
Bedroom 1	5.10m (16'9") x 4.70m (15'5")		
Bedroom 2	2.90m (9'6") x 2.70m (8'10")	Gross internal floor area (m ²): 79m ²	
Shower Room	2.00m (6'7") x 1.20m (3'11")	EPC Rating: D	



Step outside to discover an enclosed rear patio garden, ideal for enjoying the invigorating sea breeze. A covered carport driveway stands ready to shield your vehicle throughout the seasons.

Experience the idyllic lifestyle that 10 Highland Park and the Highland Park Private Retirement Village offer. Join this close-knit, welcoming community on the Cromarty Firth's shores. Note that occupancy requires at least one resident to be 55 or older, and upon future sale, 50% of the property's value increase must be paid to the initial developer, Highland Kin Limited, with additional details available upon request.





Nestled along the picturesque shores of the Cromarty Firth, Barbaraville is a coastal haven where nature's wonders blend seamlessly with modern convenience. Here, seals and dolphins playfully mingle with majestic Cruise Ships, creating a captivating spectacle. Located in the picturesque town of Barbaraville, the property enjoys the convenience of being on the main bus route and is a mere 10 minutes drive north of Invergordon, with Inverness just a pleasant 40-minute journey away. Within a short walk, you'll find the village shop for your daily essentials and a grand clubhouse that serves as the heart of the community. The clubhouse offers a range of amenities, including a spacious common room, fully equipped kitchen, a modern gym for fitness enthusiasts, a snooker room for friendly competitions, and even a hairdresser for your grooming needs.

Surrounded by the lush farmlands of Easter Ross and embraced by the scenic hills and mountains to the north and west, Barbaraville enjoys a breathtaking natural backdrop. This quaint village is a part of a warm and welcoming community that includes Alness, Invergordon, and Tain, where friendly locals and charming communities await. In these nearby towns, you'll find a delightful mix of local shops and national supermarkets, ensuring easy access to everyday necessities. The presence of local medical facilities provides peace of mind for residents' healthcare needs.

The Location



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Part
Exchange
Available



Text and description
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Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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