



Queen Street, Invergordon, IV18 0BX

**Offers Over £105,000**

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**Hamish**  
PROPERTY PROFESSIONALS





- Two Spacious Double Bedrooms
- Utility Room With Additional Storage Options
- Double Glazed Timber Windows Installed
- Lock-Block Driveway For Off-Street Parking
- Ideal First-Time Buy Or Investment
- Kitchen With Integrated Appliances
- Gas Central Heating Throughout Property
- Modern Bathroom With Electric Shower Above
- Private Rear Garden With Large Decking
- Conveniently Located For Town Amenities

**When you list with Hamish there are no upfront fees.**

**We can even pay for your Home Report!**

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to [askhamish@hamish-homes.co.uk](mailto:askhamish@hamish-homes.co.uk)



With a smart private driveway to the front and a generous rear garden designed for easy outdoor living, this solid two-bedroom home combines everyday practicality with modern comforts. The layout includes a spacious lounge, well-equipped kitchen with utility space, two large double bedrooms and a bright, tiled bathroom. Set within a well-established residential part of Invergordon, the home provides a strong opportunity for buyers looking for an easy-to-manage property close to local amenities and transport links.

A lean-to entrance porch projects from the front of the home, constructed with roughcast walls and finished with a slate-clad roof. This practical space offers a welcome transition into the house and helps shield the internal hallway from the elements. Inside, the hallway provides access to the sitting room and the staircase to the upper level.

The sitting room is a bright and generously sized space, finished with soft neutral coloured walls with light grey painted chimney breast that adds a subtle focal point. Wood laminate flooring runs throughout and two radiators – one beneath the front-facing window and another on an interior wall – ensure year-round comfort. A decorative chandelier-style light fitting hangs from the ceiling and there is plenty of room for sofas and additional living furniture.

Leading off the sitting room is the kitchen, fitted with a selection of wooden base and wall units topped with black acrylic worktops. A stainless steel sink is set beneath a window looking out to the rear. Cooking facilities include a large five-burner gas hob with an oversized extractor above and a built-in double oven positioned at eye level. The layout allows for additional appliances such as a washing machine or dishwasher to be placed under the counter. A radiator is mounted on the inner wall while the wood laminate flooring and clean neutral walls continue the home's cohesive design. Beyond the kitchen, a rear hall/utility area provides extra practicality. A cupboard mounted on the wall offers additional storage and there's space for further appliances if required. A rear door opens directly into the garden.

Upstairs, the first of the two double bedrooms sits to the rear and includes light grey carpeting, cream-painted walls, a radiator near the door and ample room for a large bed and other furnishings. The front bedroom is even bigger and benefits from a built-in triple wardrobe with mirrored sliding doors, as well as an additional built-in storage cupboard alongside. A large window brings in plenty of light, with a radiator positioned just below. Matching cream walls and soft grey carpet maintain the home's consistent decorative palette. The bathroom is fitted with a white suite comprising pedestal sink, toilet and bath with a Triton Cara electric shower over and a folding shower screen to the side. Large white tiles cover the walls, while the flooring is finished in wood-effect laminate. A chrome ladder towel radiator adds a modern touch and a frosted window above the sink and toilet brings in natural light while preserving privacy. On this level you'll also find a large storage cupboard offering built-in shelving, making it ideal for storing towels, bedding, seasonal items or other household essentials. Windows and doors throughout are timber double glazed and heating is provided via a gas-fired boiler located in the rear utility cupboard. This feeds a system of radiators throughout the home and delivers domestic hot water on demand. Battery operated smoke alarms are installed throughout for your safety.

Outside, the front garden features a lock-block driveway providing valuable off-street parking. The remaining area is finished with gravel and includes a short paved path to the entrance. To the rear, a generously sized timber decking area sits immediately outside the back door, offering space for dining or relaxing. A lawned section lies beyond, while the garden is enclosed by timber fencing for privacy. A children's playhouse is also present in the rear garden.

This convenient two-bedroom property is ideal for first-time buyers, downsizers or investors, offering functional living space both inside and out, with easy access to Invergordon's town centre and handy transport links to nearby Dingwall and Inverness. Viewing is highly recommended, so contact Hamish Homes today to arrange your own private appointment.

#### About Invergordon

Nestled on the shores of the Cromarty Firth, Invergordon is a charming town in the north of Scotland, known for its rich maritime heritage and stunning natural scenery. Located about 25 miles north of Inverness, Invergordon serves as a gateway to the Highlands, making it an ideal base for exploring the region's breathtaking landscapes and historical sites.

Living in Invergordon means being part of a vibrant community with a range of amenities, including shops, cafes and restaurants. The bustling high street offers everything from daily essentials to unique local crafts. Families will find several well-regarded schools, providing quality education for children of all ages right on your doorstep.

Residents can enjoy various activities, from strolling along the scenic waterfront to exploring the fascinating Invergordon Naval Museum and Heritage Centre. The town is also renowned for its impressive murals, which depict its rich history and community spirit, creating a colourful outdoor gallery. Outdoor enthusiasts will find numerous opportunities for walking, cycling and wildlife watching in the surrounding countryside.

Invergordon's proximity to other picturesque towns like Tain and Alness and the easy access to Inverness, allows for convenient day trips to explore castles, distilleries and the legendary Loch Ness. Whether you're looking for a vibrant community or a peaceful retreat, Invergordon offers a warm welcome and a wealth of experiences.







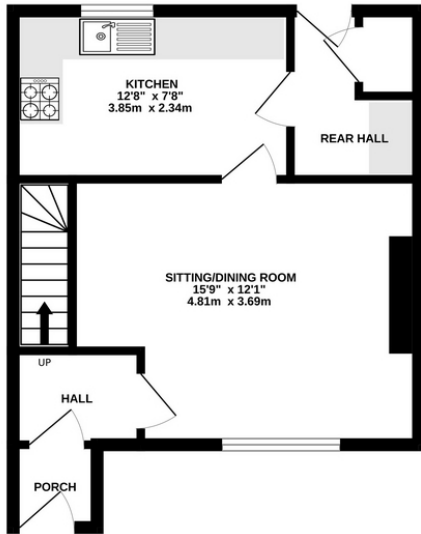
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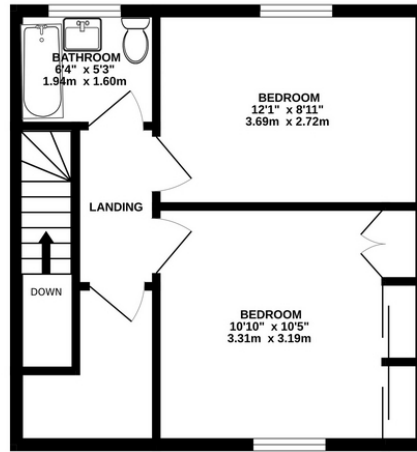
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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