



Saltburn, Invergordon, IV18 0JX

Offers Over £260,000

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Hamish
PROPERTY PROFESSIONALS



- Detached Bungalow Facing The Cromarty Firth
- Three Generous Double Bedrooms
- Open Plan Lounge And Kitchen
- Spacious Shower Room With Vanity Unit
- uPVC Double Glazed Aluminium Windows
- Large Block-Built Detached Garage Included
- Built-In Wardrobes In Two Bedrooms
- Kitchen With Modern Integrated Appliances
- Oil Fired Central Heating System Installed
- Peaceful Village Setting Near Amenities

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



Just across the road from the shoreline and enjoying uninterrupted views across the Cromarty Firth and beyond, this detached three bedroom bungalow offers a rare combination of coastal charm, generous living space and superb outdoor features. Located in the longstanding residential area of Saltburn, around a mile and a half from the centre of Invergordon, the home is well placed for amenities while feeling wonderfully peaceful and private.

A decorative gate opens into the front garden, where a neatly lawned area edged with planting beds and stone wall boundaries creates a warm welcome. A path leads to the front door, which opens into a bright hallway. From here, on the left, you find the main living space which is a bright, inviting lounge with a large picture window that captures the expansive sea view in full. The lounge offers space for a full suite of sofas and furniture and includes a large white radiator beneath the window and soft carpet underfoot. A couple of steps lead up to the rear section of the room, where the kitchen is set slightly apart.

The kitchen is fitted with sleek gloss grey units and glossy marble-effect worktops with matching splashbacks. Integrated appliances include a built-in eye-level double oven, electric hob and extractor fan. Wooden flooring defines this area and adds warmth to the overall finish. Two deep-set recessed windows to the side bring in natural light and feature broad sills, providing a useful and attractive space for display or storage.

All three bedrooms are spacious doubles, each offering a comfortable and practical layout. The first, a front facing room, takes full advantage of the property's impressive outlook, with sweeping views across the Cromarty Firth. It features a full wall of built-in wardrobes, a chrome-edged shower cubicle neatly positioned in the corner and a built-in unit with a wash basin near the door. Neutral cream walls and a soft green carpet create a calm and inviting atmosphere, with plenty of space remaining for a large bed and other furniture.

The second double bedroom includes a wide window with deep sill, neutral walls and a soft grey carpet, offering a calm, comfortable retreat. The third bedroom, located at the rear of the home, features a window overlooking the garden, a light green carpet and a built-in wardrobe with an integrated sink and mirror - a practical addition that allows this room to serve equally well as a guest room.

The modern shower room features light cream walls, laminate wooden flooring and a large built-in vanity unit that spans one wall, offering excellent cupboard and drawer storage. A wide sink is set into the top alongside toilet while a large mirror sits above. The walk-in shower enclosure features sparkling black wetwall panels and a mains shower fitting. The room also benefits from a tall chrome ladder radiator and an additional radiator set beneath the frosted window, adding warmth and ventilation.

The home also includes a utility room which provides further storage. It also includes a stainless steel sink, extra storage cupboards and space beneath the counter for laundry appliances. A window to the side and neutral décor complete this practical room.

The rear garden is elevated, with a few steps leading to a generous lawn area enclosed by tall timber fencing. A timber shed offers handy storage while at the end of the garden sits a substantial block-built detached garage. It's accessed via a metal up-and-over vehicle door or a side pedestrian door and offers fantastic space for workshop use, vehicles, hobbies or general storage. A short driveway leads to a timber swing gate, offering secure off-street parking. A lean-to block built store with a tiled roof is also attached to the rear of the property, providing additional covered storage.

Heating is provided via an oil-fired external combi boiler which also supplies domestic hot water. The home benefits from double-glazed windows, a combination of timber and uPVC fascias and bright, neutral finishes throughout.

Spacious, light-filled and set in an enviable position directly across from the firth, this is a property with instant appeal. 26 Saltburn offers something truly special so early viewing is strongly advised. Contact Hamish Homes to arrange your own private viewing, today.

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.





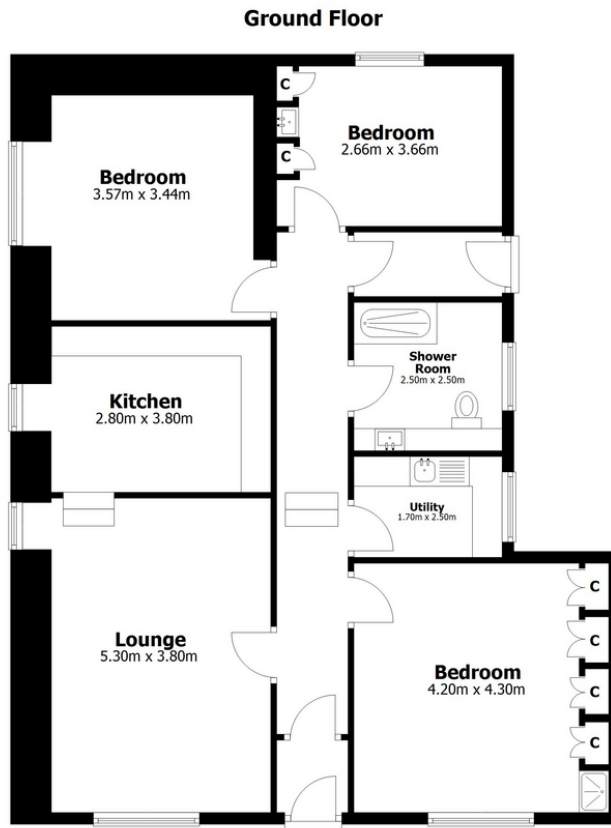
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	50	72		44	64
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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