



Joss Street, Invergordon, IV18 0AS

Offers Over £100,000

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Hamish
PROPERTY PROFESSIONALS



- Bright Kitchen With Built-In Hob
- Upstairs Bedroom With Rooflight Windows
- Private Garden Enclosed With Fencing
- Double Glazing Including Velux Rooflights
- Walking Distance To Invergordon Centre
- Cosy Sitting Room With Open Fire
- Shower Room With Mira Electric Shower
- Gas Central Heating Installed Throughout
- Traditional Character With Modern Comforts
- Ideal Home With Upgrade Potential

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



Just moments from the centre of Invergordon, 32 Joss Street is a charming end terrace home offering two bedrooms across two floors, traditional details and a private enclosed garden. It's ideal for first-time buyers, downsizers or anyone seeking a home with flexibility and potential.

The property opens with a timber front door into a small entrance vestibule, which leads directly into the central hallway. At the rear of the home, the kitchen has a bright, traditional style with light coloured cabinets and matching worktops that give it a cheerful, uncluttered feel. White tile splashbacks wrap around the preparation areas and a sink sits beneath the window. A built-in oven with electric hob is fitted neatly into the cabinets while there's space beneath the counter for a washing machine. The layout is practical and offers great potential for updating.

The sitting room offers a warm and welcoming place to relax. Natural light pours in through two windows on opposite walls. A traditional open fire is set into a tiled surround, with a mantelpiece above for ornaments or framed photos. The walls are painted in a soft cream tone, finished with crisp white cornicing. It's a cosy room with traditional character and a comfortable feel.

The ground floor also includes one of the home's two double bedrooms. This is a calm and comfortable room with white walls and a soft green feature wall that adds a touch of personality. A grey carpet brings a modern edge to the space while a window fitted with a radiator beneath ensures good light and warmth throughout the day.

Upstairs, the attic floor landing is carpeted in grey and features a run of useful built-in storage cupboards, fitted with wooden louvred doors. The walls are painted white, keeping the space clean and neutral.

The second bedroom sits under the eaves, with a sloped ceiling and generous floor space. One wall is painted light grey to offset the white decor elsewhere with a bright green carpet underfoot. It benefits from two rooflight style Velux windows, one large, one small, along with a built-in wardrobe featuring louvred wooden doors.

Also on this level is the shower room. It includes a shower cubicle with Mira Sport electric shower, toilet and a wash hand basin. Walls are painted in a clean cream tone while a rooflight window provides natural light. Grey flooring keeps the space easy to maintain.

Outside, the garden is small but neatly arranged. Mostly laid to lawn with a paved patio spot, the area is fully enclosed by timber fencing and includes a timber shed for outdoor storage. It's a peaceful space that's easy to care for while still offering room to enjoy the outdoors.

With traditional charm, a flexible layout and room to improve, 32 Joss Street offers a fantastic opportunity in the heart of Invergordon. Contact Hamish Homes today to arrange your private viewing and explore the potential for yourself.

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.





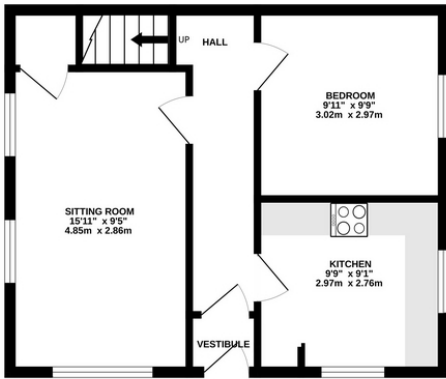
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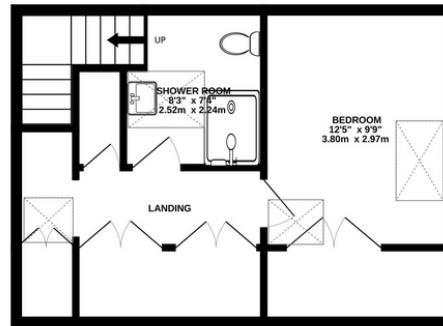
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GROUND FLOOR



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	65
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	55	66
England, Scotland & Wales		
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