



Royal Oak Drive, Invergordon, IV18 0RP

Offers Over £315,000

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PROPERTY PROFESSIONALS



- Four Bedrooms Including Master En-Suite
- Bright Kitchen With Light Modern Units
- Large Family Bathroom With Shower Over Bath
- Wide Gravel Driveway For Several Vehicles
- Calm Residential Location Near Local Amenities
- Spacious Living Room With Bay Window
- Handy Separate Utility Room & WC
- Garden With Paved Patio Perfect For Dining
- Attached Garage Offering Extra Storage Space
- Ideal Home For Growing Families

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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



This detached bungalow has a warm, welcoming exterior. Its combination of red brick and white render gives it a classic look, while the wide gravel driveway and adjoining garage offer plenty of space for parking and storage. The front garden is neatly kept, adding to the sense of care throughout. Inside, there are four bedrooms including a main bedroom with its own en-suite shower room, making the layout ideal for family life or those who prefer everything on one level.

The front door opens into a bright hallway finished with wood laminate flooring that flows through the living areas, and soft cream painted walls which set a calm and neutral tone from the outset. The natural timber of the doors, frames and skirtings ties everything together.

The living room sits to the right of the hallway and is a generous size. A wide bay window draws in plenty of light giving a pleasant outlook over the front garden. At the centre of the room, a decorative white fire surround with glossy finish and matching hearth frames a black inset feature fire, creating a real focal point. The wood laminate flooring continues through from the hallway, while white cornicing and timber detailing adds the finishing touch. Double doors open through to the adjoining dining room, creating an easy flow between the two areas.

The dining room continues the same clean style, with neutral walls and wood laminate flooring. There's plenty of room for a large dining table and chairs, making it ideal for everyday family meals or more formal gatherings. Its position between the living room and the kitchen next door, means it's perfectly placed for serving food for family meals or entertaining guests.

The kitchen is bright and fitted with light coloured wall and floor cabinets finished with brushed chrome handles and wood effect worktops. A stainless steel sink sits beneath a rear facing window that looks out over the garden, while space is provided for a freestanding cooker with a modern extractor hood above. The neutral decor continues here, complemented by wood laminate flooring for a consistent look. At the far end of the room, a breakfast bar provides an informal spot for meals or coffee, positioned beneath a wide window with a radiator set behind.

A door from the kitchen leads into the utility room, a practical space designed for everyday convenience. There's room for laundry appliances, along with an additional sink and extra cabinets that provide useful storage and worktop area for household tasks. It keeps the main kitchen clutter free.

The main bedroom is a generous space with clean cream walls and a soft grey carpet that gives it a calm, restful feel. A large bay window lets in plenty of natural light, while the layout easily accommodates a king size bed and additional furniture. Built-in wardrobes with mirrored sliding doors provide excellent storage and reflect light around the room. The en-suite features a corner shower enclosure with chrome trim and an electric Mira shower, along with a wash basin set into a neat cabinet that keeps toiletries tucked out of sight.

The remaining three bedrooms follow the same clean style found throughout the home, each with grey carpets and built-in wardrobes behind mirrored sliding doors for uncluttered storage. One room is decorated in a soft blue that gives a fresh, gentle tone while the other two keep to calm neutral/cream walls for an easy, adaptable backdrop. All three have a window with a radiator beneath and sufficient floor area for a double bed plus essential furniture, making them practical choices for family use, guests or a home office.

The family bathroom is finished with a mix of cream painted walls, light coloured wetwall panelling and blue-grey tiles. The white bath includes an overhead shower with a glass screen fitted to the side to keep the water in check. The sink is set into a handy vanity unit with cupboard and drawer space below, while a mirrored cabinet above keeps the everyday essentials close to hand. A large frosted window brings in plenty of natural light and a wall radiator adds warmth to the room.

The home also benefits from a separate WC, great for guests to use, that continues the home's clean, consistent style. It's painted with neutral cream walls with a marble style tiled splashback behind the hand basin. It also has a matching toilet, creating a simple, functional space that ties in well with the rest of the house.

The rear garden offers a good mix of space and colour, with a large paved patio directly outside the back door providing plenty of room for outdoor seating or dining. Beyond it, a small lawn sits alongside a raised flower bed filled with colourful shrubs and plants that add texture and variety through the seasons. A paved path runs along the side of the property to a timber gate at the front, bordered by more planting that brings a splash of greenery and completes the neat feel of the outside space.

This is a large family bungalow that's in great condition, with four bedrooms, a bright sociable layout and its own private gardens. The garage, driveway and neat outdoor spaces make it easy to move straight in and enjoy. Early viewing is strongly recommended so contact Hamish Homes now so you can fully appreciate how much this home has to offer.

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.



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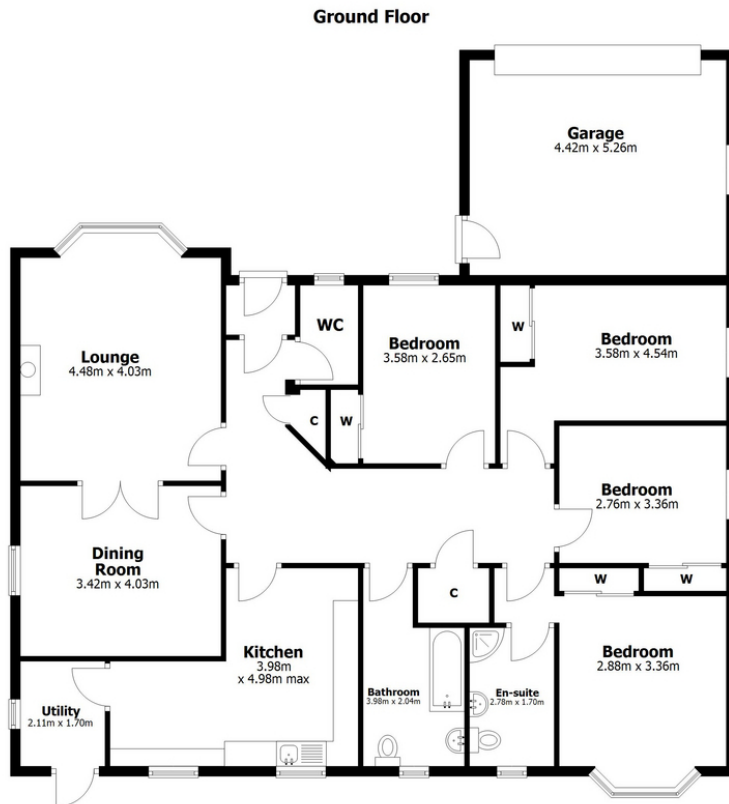
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, fittings and their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. Plan produced using PlanUp.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	74	79
(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					
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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