



Caberfeidh Drive, Invergordon, IV18 0NS

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- Solar Panels Providing Electricity Supply
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- Sleek Kitchen With Navy Cupboards
- Practical Separate Utility Room Area
- Peaceful Setting Close To Shops & 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



Smart, efficient and stylish, 33 Caberfeidh Drive proves that a 1970s bungalow can still turn heads. The slate blue finish and clean lines give it a fresh look, while solar panels across the roof keep the running costs refreshingly low. Set in a peaceful part of Invergordon, it's a home that's perfect for anyone who values comfort and modern efficiency.

The main living and dining space offers plenty of room for relaxing. It's a bright, welcoming area, with sunlight streaming through both the large window and the sliding patio doors that open into the conservatory. The decor is warm and inviting, with soft neutral walls with a feature wall that adds a touch of personality without overpowering the space. There's more than enough room here to create clearly defined areas for dining and lounging, making it as practical as it is comfortable.

Step through the patio doors and you'll find the conservatory, a bright glass enclosure framed in aluminium with a polycarbonate roof. It's flooded with natural light and adds a flexible extra space, just as useful for plants and hobbies as it is for relaxed evenings with the doors open on a summer night.

There's a real warmth to the kitchen in the home, not just from the colours, but from how it's been configured. The navy cupboards pop against the wooden worktops, the window keeps it bright all day, and the whole space feels ready for cooking. A pantry off to the side adds that extra touch everyone secretly wants, shelves full of jars, tins and everything in its place.

The bathroom has a clean, modern feel with warm wetwall panelling that keeps it bright and easy to look after. There's a full size bath for when you want to relax, plus an electric shower above it for quick rinses. A pedestal sink and toilet keep the layout simple and practical, while small touches like the circular back lit mirror and neatly fitted shelving, make the space feel well thought out and comfortable.

There are two double bedrooms in the home, each bright and easy to furnish. The main one is bright and neutral, with a wide window bringing in plenty of daylight and two radiators fitted for warmth all year round. The simple, uncluttered layout makes it easy to arrange your bed and essentials without fighting the space.

The second bedroom gets plenty of light from the window and has a calm feel. There's room for a double or a spacious single setup, with the layout making it easy to use as a guest room, a child's bedroom or a home office. A radiator keeps it warm through the cooler months.

There's also a handy utility area that keeps the practical side of home life tucked neatly out of sight. It houses the hot water system and has space for extra appliances like a fridge freezer or washing machine, making it ideal for storage and everyday chores.

The home is fitted with UPVC double glazed windows and external doors, along with matching fascia and verge boards for a clean, durable finish. The property benefits from an air source heat pump, providing efficient heating through water filled radiators and supplying hot water via a pressurised storage cylinder located in the utility room. Photovoltaic panels on the front roof slope also help to generate electricity, contributing to the home's impressive energy credentials - rated Band B (82) for efficiency and Band A (95) for environmental impact, both well above the national average.

The outside space sits mainly to the rear with a low maintenance hardstanding that's ideal for seating and a rotary dryer, plus a handy freestanding metal shed for storing tools and bikes. Fencing and mature hedging form the boundaries for privacy without heavy upkeep. There's also a small gravelled section by the gable that works for bins or extra storage.

Homes that combine comfort, efficiency and style like this don't come along often. With its modern heating system, solar panels and clean contemporary finish, 33 Caberfeidh Drive offers a simple, stress-free lifestyle. It's ready to move straight into and enjoy, an ideal choice for downsizers, first-time buyers or anyone wanting a home with efficiency at its heart. Early viewing is strongly recommended, so contact Hamish Homes now to book your 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.



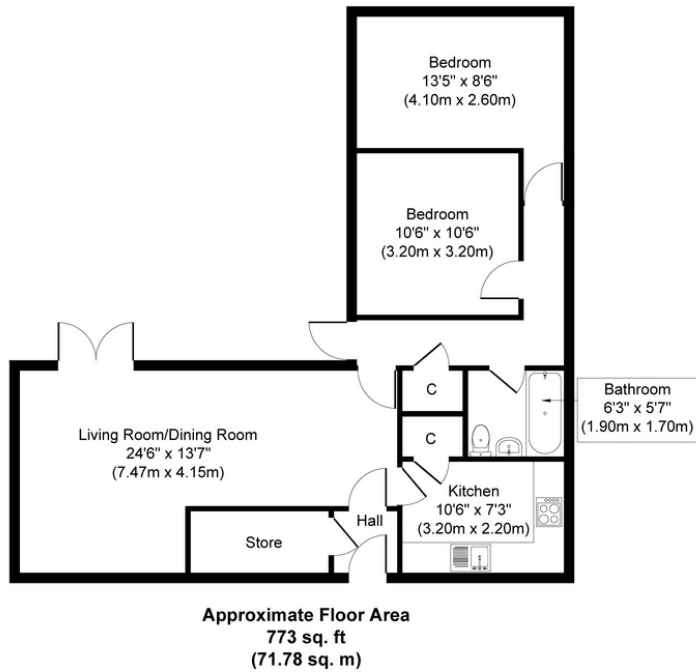


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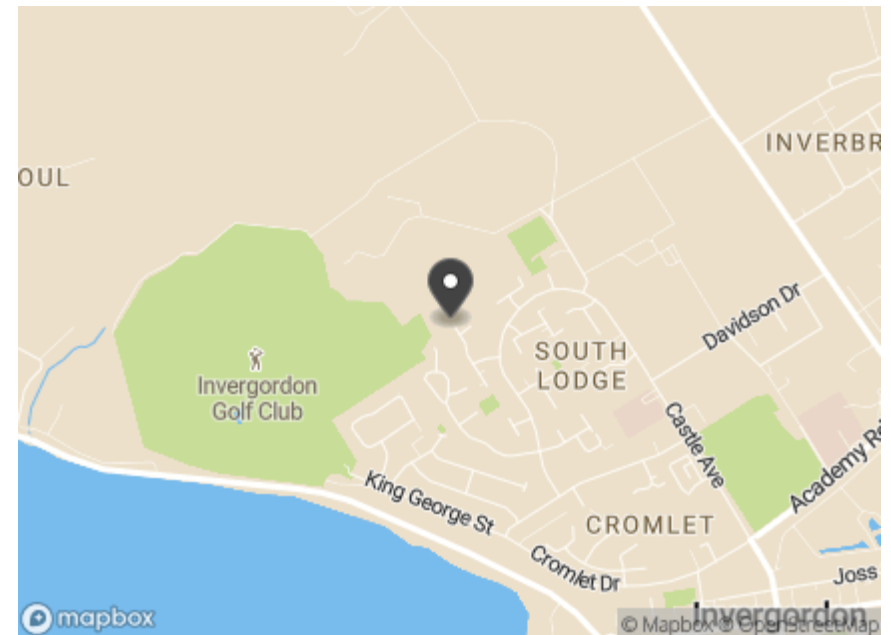




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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			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	95	96
(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		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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