



**Harper
Macleod LLP**
Estate Agents & Solicitors



51 Thom Street, Hopeman, IV30 5TB

Offers over £150,000

Semi-detached house situated in the popular coastal village of Hopeman. The accommodation comprises entrance hallway, lounge/diner, kitchen, 3 bedrooms & shower room. The property which is in need of some modernisation further benefits from double glazing, electric heating, solar panels, garage & garden.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

HALLWAY

11'9" x 9'0" (3.59m x 2.76m)



UPVC & glazed entrance door, fitted carpet, ceiling light fitting, range of coat hooks.

LOUNGE/DINER

25'3" x 12'10" (7.70m x 3.93m)



Bay window to front & window to rear, fitted carpet, two ceiling light fittings.

KITCHEN

9'7" x 10'9" (2.94m x 3.29m)



Window to rear, range of base & wall units, slot-in electric Beko cooker, plumbed in Bosch washing machine, Bosch fridge freezer, spacious under-stair storage cupboard housing the electric consumer units, carpet tile flooring, ceiling strip light fitting.

STAIRCASE & LANDING



Window to side, built-in airing cupboard housing the hot water tank, fitted carpet, ceiling light fitting.

BEDROOM 2

11'2" x 9'9" (3.42m x 2.98m)



Window to front, built-in wardrobe, fitted carpet, ceiling light fitting.

BEDROOM 1

11'11" x 11'2" (3.65m x 3.42m)



Window to rear, double built-in wardrobe, fitted carpet, ceiling light fitting.

BEDROOM 3

9'10" x 9'1" (3.00m x 2.77m)



Window to front, built-in storage cupboard, fitted carpet, ceiling light fitting.

SHOWEROOM

8'9" x 4'9" (2.69m x 1.46m)



Window to rear, sink, WC & spacious shower enclosure with electric shower, vinyl flooring, ceiling light fitting, towel radiator.

GARAGE



Up and over door; two windows and personnel door to the side.

OUTSIDE



The garden to the front has an area of lawn bordered with low maintenance gravel. The rear garden also has an area of lawn and low maintenance gravel with paved pathways.

NOTES

Included in the asking price are all carpets and fitted floor coverings, all light fittings, all shower room fittings and the slot-in Beko cooker, Bosch washing machine and fridge freezer in the kitchen.

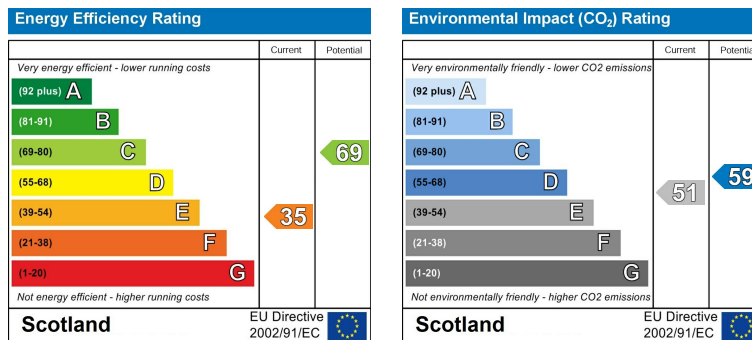
Council Tax Band: C

Viewing Arrangements: Please contact selling agent on 01343 555 150

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>