



**Harper
Macleod LLP**
Estate Agents & Solicitors



2 Gordon Street, Hopeman, IV30 5SF

Offers over £130,000

Detached two bedroom bungalow situated in the heart of the popular coastal village of Hopeman. The property which is a non-standard prefabricated construction is not suitable for mortgage lending. The accommodation comprises of entrance hallway, lounge, kitchen, two bedrooms, shower room & WC. The property further benefits from double glazing, solar panels, air source heating, garden & block built storage room.

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ENTRANCE HALLWAY

UPVC & glazed entrance door, range of built-in cupboards, bare floorboards, ceiling spotlight.

LOUNGE

16'4" x 10'0" (4.98m x 3.06m)

Window to rear, fire surround with recessed log burning stove, bare floorboards, ceiling light fitting.

KITCHEN

10'3" x 9'0" (3.14m x 2.75m)

Window to front, range of base & wall units in light wood effect, built-in single electric oven, hob & hood, plumbing & space for washing machine, tile effect flooring, ceiling light fitting.

BEDROOM 2

11'0" x 10'0" (3.37m x 3.05m)

Window to front, range of storage cupboards, bare floorboards, ceiling light fitting.

BEDROOM 1

14'2" x 10'2" (4.34m x 3.12m)

Window to rear, range of built-in cupboards, bare floorboards, ceiling light fitting.

SHOWER ROOM

8'0" x 4'11" (2.46m x 1.52m)

Window to front, vanity mounted sink, shower cubicle with electric shower, vinyl flooring, inset ceiling spotlights.

WC

4'6" x 2'9" (1.38m x 0.85m)

Window to front, WC, plywood floor, inset ceiling spotlight.

GARDEN STORAGE ROOM

10'6" x 8'8" (3.21m x 2.65m)

Block built, window to front, with power, light & electric heater.

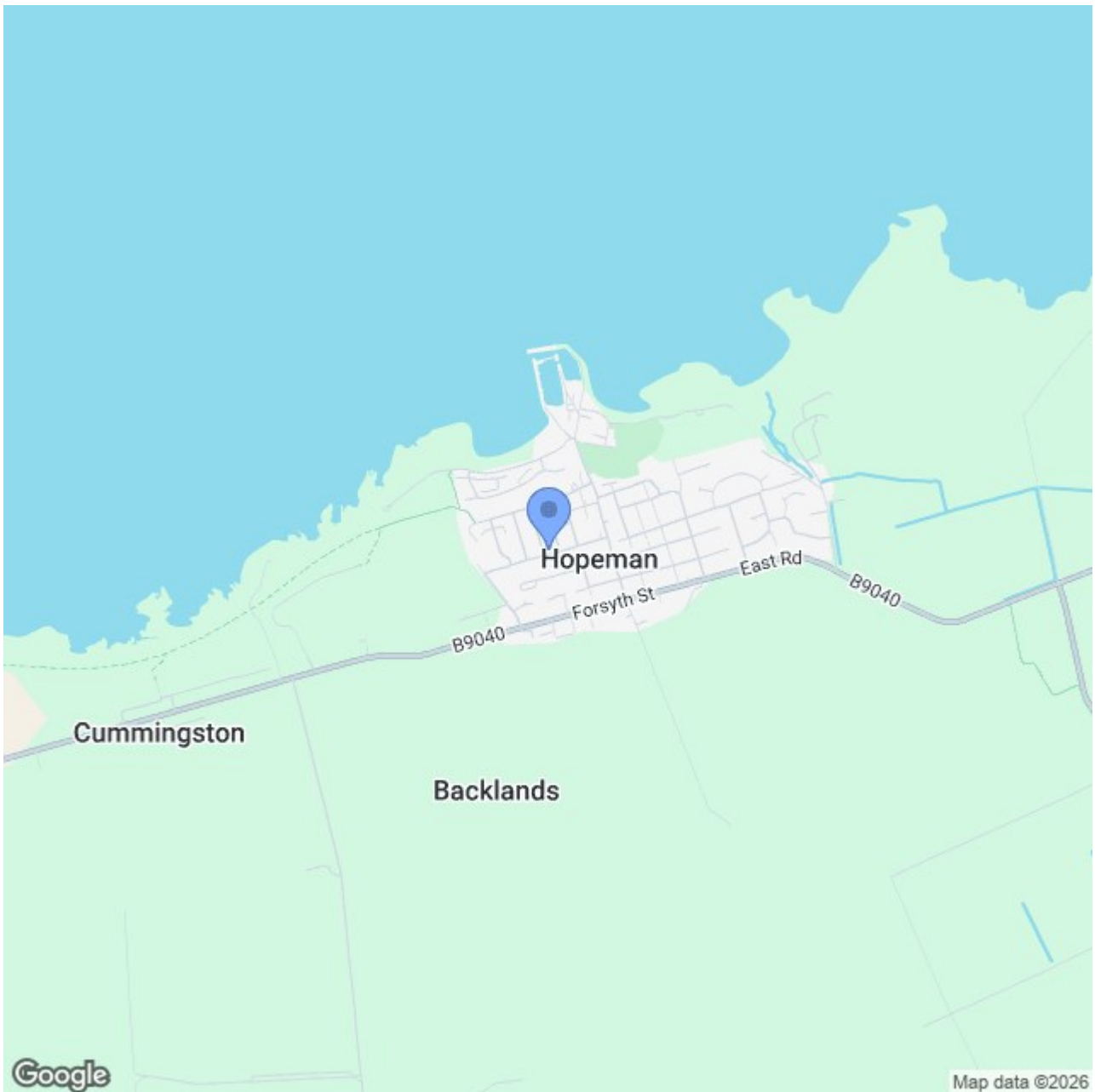
OUTSIDE

The garden to the front has been paved & gravelled for ease of maintenance. The rear garden is fully paved with an area of bark & some mature trees & shrubs.

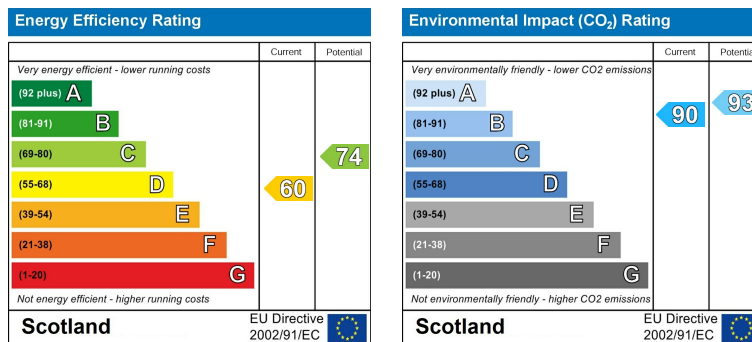
NOTES

Included in the asking price is all fitted floor coverings, all light fittings, all shower room & WC fittings, hob & hood in the kitchen.

Area Map



Energy Efficiency Graph



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