



**Harper
Macleod LLP**
Estate Agents & Solicitors



4 Farquhar Street, Hopeman, IV30 5SN

Offers over £190,000

Modern semi-detached two bedroom bungalow situated in the popular coastal village of Hopeman. The property which is in excellent order throughout would make an ideal first time buy or investment purchase. The accommodation comprises entrance hallway, lounge, dining kitchen, two bedrooms and a wet-room. The property further benefits from double glazing, wet electric central heating, garage and gardens front and rear.

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ENTRANCE HALLWAY



Composite and glazed entrance door; two built-in storage cupboards; wood effect flooring; ceiling light fitting.

LOUNGE

16'4" x 10'2" (4.98m x 3.12m)



Bay window to front; fitted carpet; ceiling light fitting.

DINING KITCHEN

10'10" x 9'10" (3.32m x 3.01m)



Patio doors to rear garden; fitted kitchen in light wood effect; built-in electric oven, hob and hood; plumbing and space for washing machine; vinyl flooring; ceiling light fitting.

BEDROOM 1

12'2" x 9'8" (3.73m x 2.96m)



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

BEDROOM 2

9'3" x 8'10" (2.84m x 2.70m)



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

WET ROOM

6'1" x 5'6" (1.87m x 1.70m)



Window to side; sink; WC and mains shower; anti-slip vinyl flooring; ceiling light fitting; extractor fan.

GARAGE

18'4" x 9'6" (5.60m x 2.90m)



Electric roller door; range of base units; power and light; window and personnel door to side.

OUTSIDE



The garden to the front is laid with low maintenance gravel and a driveway leads to the garage and provides off-street parking. The rear garden is fully enclosed and laid with paving slabs and a border for planting; rotary clothes dryer.

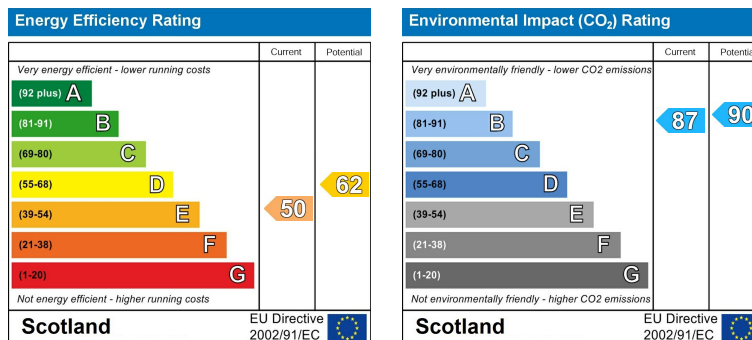
NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all wet-room fittings and the built-in single electric oven, hob and hood in the kitchen and the rotary clothes dryer in the garden.

Area Map



Energy Efficiency Graph



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