

# Greyfield Cottage

6 GORDON STREET, HOPEMAN, ELGIN, IV30 5SF



A GORGEOUS SEMI DETACHED  
3/4 BEDROOM COTTAGE



01463 211 116



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







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Welcome to Greyfield Cottage, a stunning 3/4 bedroom semi-detached gem nestled in the heart of Hopeman. Just a short stroll from the beach and harbour, this charming property offers a perfect blend of traditional cottage allure and modern decor. With its versatile layout, it can be set up as an ideal family home or a lucrative investment as a holiday let opportunity. The property showcases stylish hardwood flooring throughout, providing a seamless and elegant flow.

There are two reception rooms, both adorned with wood burner fireplaces. The primary lounge leads to a third bedroom, which can also function as an office or children's playroom. The second reception room, currently a cosy sitting area, can be converted into a fourth bedroom if needed. There is a fitted kitchen with integrated NEFF appliances, and ample space for a 4-person dining table.

The utility room is conveniently placed to manage household chores. The shower room is located downstairs for easy access.

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**Sitting Room**



















**Bedroom 3**







Upstairs there are two double bedrooms with an en-suite shower room off the primary bedroom. The family bathroom features a stylish corner bath, offering a touch of luxury.







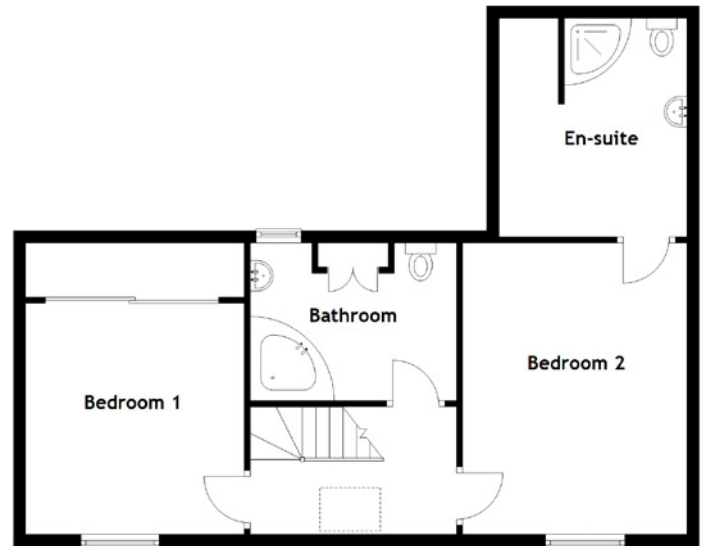




**Bedroom 2**







Approximate Dimensions

(Taken from the widest point)

Sitting Room	4.80m (15'9") x 3.60m (11'10")	En-suite	3.60m (11'10") x 3.10m (10'2")
Lounge	4.80m (15'9") x 4.00m (13'1")	Utility	1.90m (6'3") x 1.60m (5'3")
Kitchen	3.80m (12'6") x 3.70m (12'2")	Shower Room	2.10m (6'11") x 1.90m (6'3")
Bathroom	3.40m (11'2") x 2.59m (8'6")	Gross internal floor area (m <sup>2</sup> ): 146m <sup>2</sup>	
Bedroom 1	3.80m (12'6") x 3.60m (11'10")	EPC Rating: E	
Bedroom 2	4.80m (15'9") x 3.70m (12'2")		
Bedroom 3	3.50m (11'6") x 2.60m (8'7")		





Outside there is a pretty rear garden with a lawn and patio seating area, perfect for outdoor relaxation. A large wooden-built storage shed with electricity provides ample space for storage or hobbies. There is a driveway to the side of the property can accommodate up to two cars.

Greyfield Cottage boasts a versatile and flexible layout, adaptable to various needs, with immense potential for further extension (subject to planning permissions). This gorgeous house is ready to welcome its new owners to a life of comfort and coastal charm.

## The Property









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Discover Hopeman, a charming coastal village nestled on the Moray Firth shores in the captivating northeast of Scotland. Renowned for its exceptional natural beauty and vibrant tourism scene, the entire area exudes a welcoming charm. Families flock to the sandy beaches and scenic harbour during the summer months, creating a lively atmosphere. For sports enthusiasts, Hopeman offers a picturesque golf course, a haven for those seeking both relaxation and recreation. The village itself boasts essential amenities, including a Post Office, a range of shops, a primary school, and convenient banking facilities.

Immerse yourself in the charm of the Moray coast, celebrated for its quaint fishing villages and magnificent golf courses. The Hopeman course features The Prieslach, a stunning par three hole, adding to the area's sporting appeal. A short walk takes you to the sandy beaches, with Hopeman East Beach earning its place in the esteemed good beach guide.

Hopeman's proximity to cities such as Elgin and Inverness enhances its appeal, offering easy access to urban conveniences. The Grampian Mountains and the Cairngorms range to the South provide a picturesque backdrop, easily accessible for those seeking outdoor adventures.

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# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**CRAIG PETERS**  
 Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer

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