



**Harper
Macleod LLP**
Estate Agents & Solicitors



14 Duff Street, Hopeman, IV30 5RZ

Offers over £220,000

Semi-detached house situated in the sought after coastal Village of Hopeman and within close proximity to Hopeman's two beautiful beaches, primary school and local shops & services. The accommodation comprises, entrance hallway, open plan lounge/dining/kitchen, three bedrooms (one en-suite) and bathroom. The property further benefits from oil central heating, double glazing and South-facing garden.

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ENTRANCE HALLWAY



UPVC and glazed door; wood effect flooring; ceiling light fitting; built-in under-stair storage cupboard; fixed upper cabinet housing electric consumer units; open through to lounge/kitchen; staircase to first floor.

LOUNGE / DINING AREA

15'8" x 13'5" (4.78m x 4.10m)



French doors lead out to the garden; North-facing window; feature fireplace with electric fire; wood effect flooring; ceiling light fitting.

KITCHEN

10'1" x 5'11" (3.09m x 1.82m)



Modern fitted kitchen in grey matt; built-in oven and microwave; Induction hob; hood; integrated dishwasher; space for integrated fridge freezer; sink and drainer; wood effect flooring; ceiling light fitting.

BEDROOM 1

11'9" x 9'11" (3.59m x 3.04m)



South-facing window; recess with shelving and hanging rail; wood effect flooring; ceiling light fitting; door to en-suite shower room.

EN-SUITE SHOWER ROOM
8'5" x 5'6" (2.59m x 1.70m)



North-facing window; double walk-in shower enclosure with mains fed shower; built-in cupboard using Worcester oil central heating boiler; space & plumbing for washing machine; tiled flooring; ceiling light fitting.

STAIRCASE & LANDING
14'0" x 10'10" (4.27m x 3.31m)



South-facing Velux window; built-in cupboard with Velux window, light and shelving; fitted carpet; two ceiling light fittings.

BEDROOM 3
16'0" x 9'4" (4.89m x 2.86m)



North-facing Velux window; hatch to loft space; fitted carpet; ceiling light fitting.

BATHROOM
11'6" x 4'11" (3.52m x 1.50m)



Sliding door; North-facing Velux window; bath, WC and pedestal sink; vinyl flooring; ceiling light fitting.

BEDROOM 2

15'10" x 11'9" (4.84m x 3.59m)



South & West-facing windows and North-facing Velux window; fitted carpet; ceiling light fitting.

OUTSIDE



A gate to the side of the property leads to a further gate leading round to the entrance of the property and fully enclosed garden. The South-facing garden is laid to lawn with a large paved patio area and planted borders; beds for planting; wooden shed; oil central heating tank.

NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all blinds, all bathroom and en-suite shower room fittings, the built-in oven & microwave, integrated dishwasher, Induction hob and hood in the kitchen and the wooden shed in the garden.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland	EU Directive 2002/91/EC		

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