



**Harper
Macleod LLP**
Estate Agents & Solicitors



26 Duff Street, Hopeman, IV30 5RZ

Offers over £220,000

Traditional semi-detached house situated in the popular coastal town of Hopeman & a short walk from the harbour, beach & local shops & restaurants. The accommodation comprises entrance hallway, lounge dining kitchen, three bedrooms (one with Jack n Jill WC) and a family bathroom. The property further benefits from double glazing, electric heating and garden.

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ENTRANCE HALLWAY



Wooden entrance door, tile effect vinyl flooring, two ceiling light fittings.

LOUNGE

15'7" x 12'3" (4.77m x 3.74m)

Window to rear overlooking the garden, recessed log burner, wall mounted TV bracket, solid wood floor, ceiling light fitting.

DINING KITCHEN

13'3" x 11'6" (4.06m x 3.52m)



Window to front, fitted kitchen in light wood effect, built-in single electric oven, four ring hob & hood, space for slimline dishwasher, fridge freezer, built-in laundry cupboard housing the plumbed in Logik washing machine & tumble dryer, tile effect vinyl flooring, ceiling light fitting.

BEDROOM 2

10'8" x 9'10" (3.27m x 3m)

Window to side, recessed wardrobe space, wood effect flooring, ceiling light fitting.

JACK 'N JILL WC

4'10" x 3'2" (1.49m x 0.98m)



Internal room, vanity mounted sink & WC, tile effect flooring, inset ceiling spotlights.

STAIRCASE & LANDING

Velux window to rear, spacious built-in storage cupboard, hatch to the loft space, fitted carpet, ceiling light fitting.

BEDROOM 1

13'1" x 10'5" (4m x 3.18m)

Window to rear, recessed wardrobe space, fitted carpet, ceiling light fitting.

BEDROOM 3

12'11" x 6'11" (3.95m x 2.11m)

Window to rear, fitted carpet, ceiling light fitting.

BATHROOM

8'10" x 5'9" (2.71m x 1.77m)

Window to front, bath, sink, WC & recessed shower cubicle with electric shower, vinyl flooring, ceiling light fitting.

OUTSIDE

The fully enclosed South facing garden is to the rear of the property & has an area of lawn, paved patio area, Summer house, wooden garden shed & log store.

NOTES

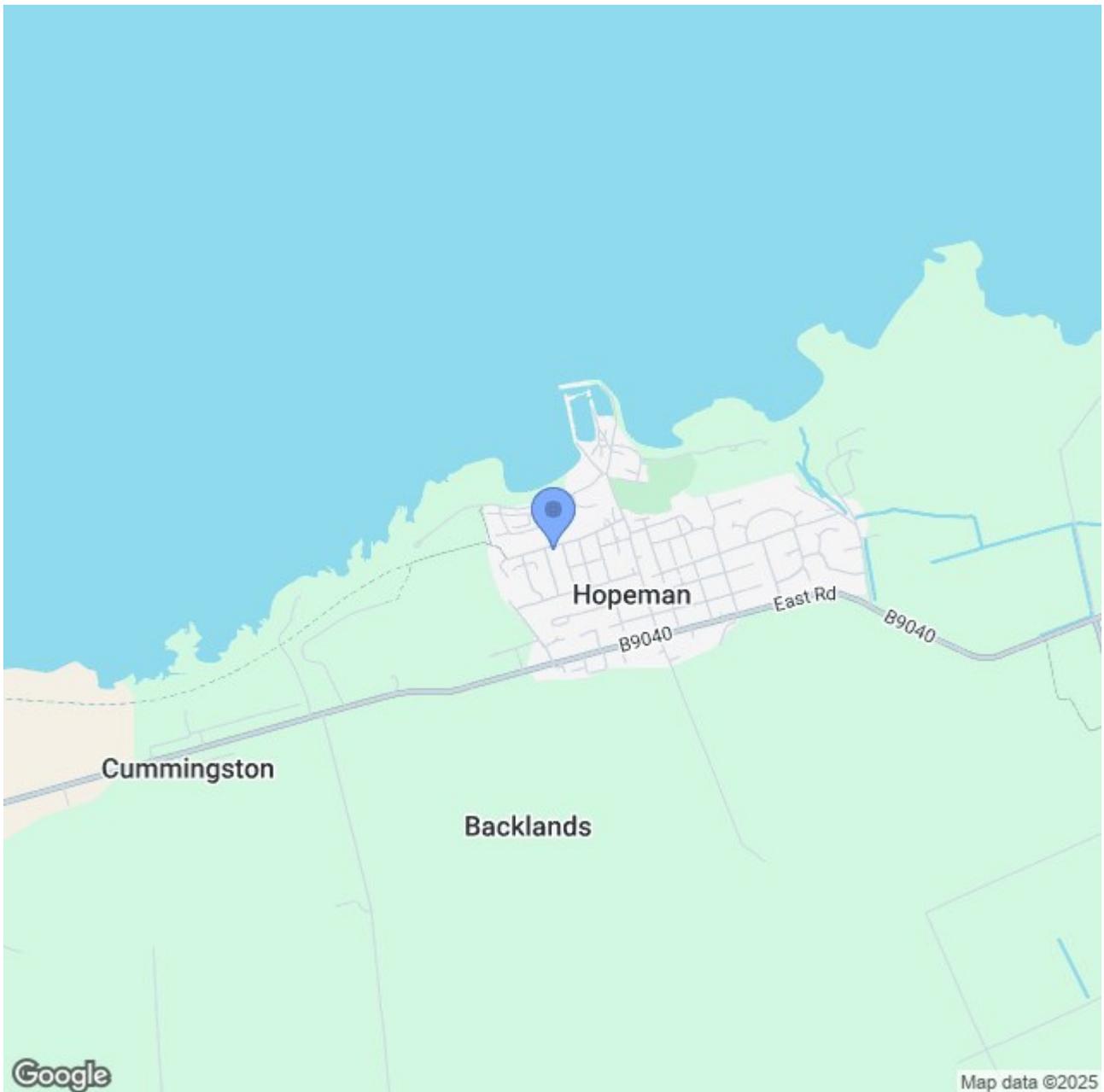
Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom & WC fittings, the

oven, hob & hood, Logik washing machine, tumble dryer & fridge freezer in the kitchen, the Summer house, Wooden garden shed & log store in the garden.

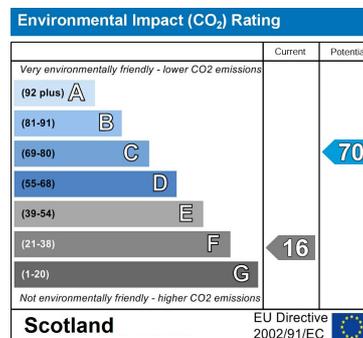
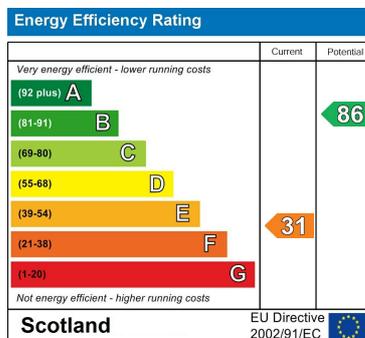
COUNCIL TAX BAND: B

VIEWING CONTACT SELLING AGENTS

Area Map



Energy Efficiency Graph



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