



**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.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: [propertyshop.elgin@harpermacleod.co.uk](mailto:propertyshop.elgin@harpermacleod.co.uk) <https://www.estateagencymoray.co.uk>



## 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

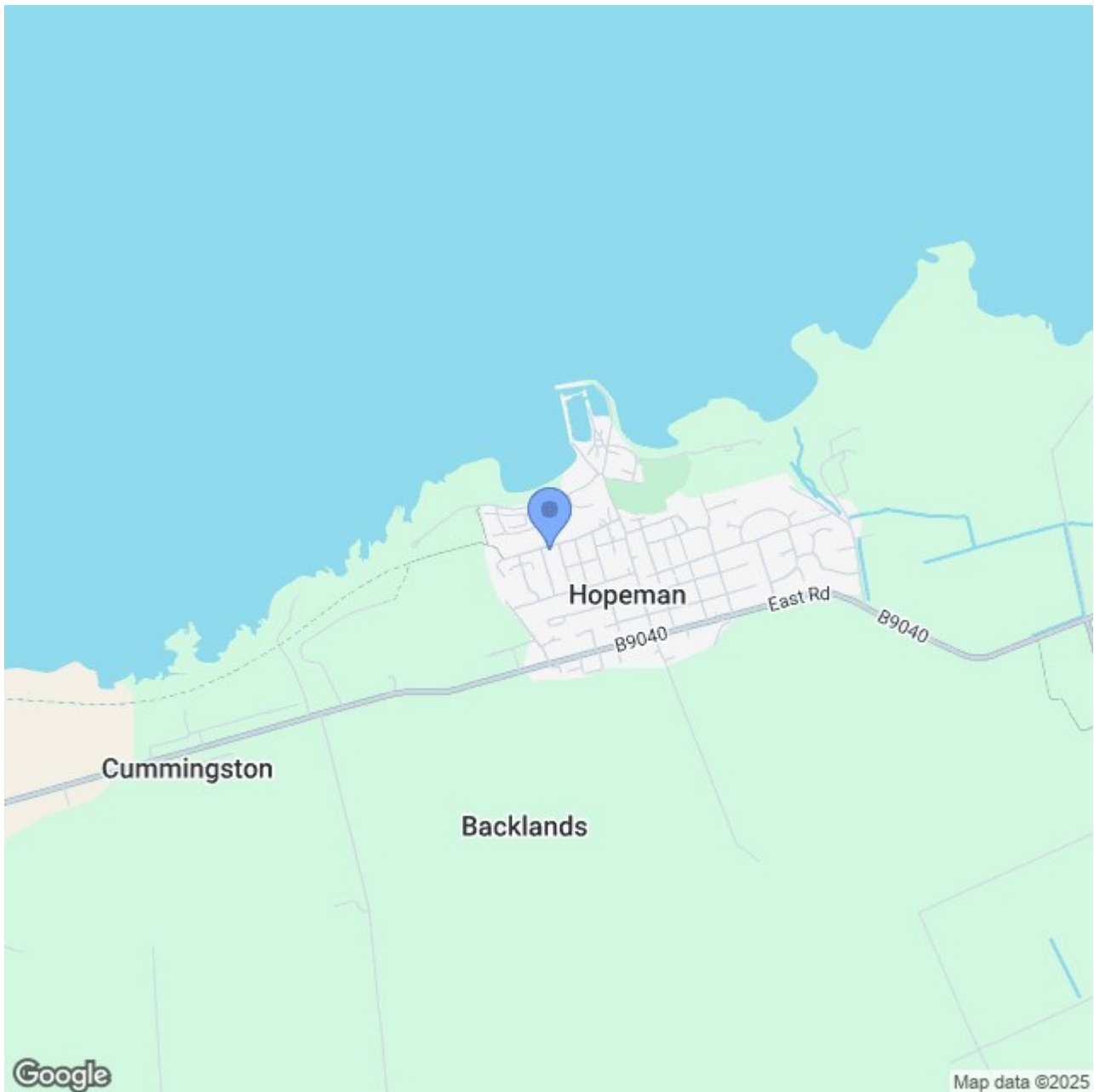
Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom & WC fittings, the

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

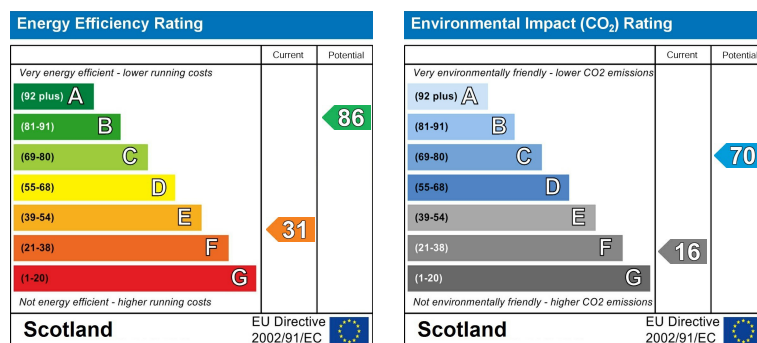
COUNCIL TAX BAND: B

**VIEWING CONTACT SELLING AGENTS**

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: [propertyshop.elgin@harpermacleod.co.uk](mailto:propertyshop.elgin@harpermacleod.co.uk) <https://www.estateagencymoray.co.uk>