



17 New Street, Hopeman, IV30 5SG

Offers over £265,000



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**CURTIS**   
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ESTATE AGENTS



# 17 New Street

Hopeman, IV30 5SG

- DETACHED COTTAGE
- EN-SUITE SHOWER ROOM
- LOG BURNER
- LOUNGE
- OIL FIRED HEATING
- THREE BEDROOMS
- MODERN FAMILY BATHROOM
- KITCHEN/DINER
- STUDY/DINING ROOM
- OFF ROAD PARKING

A rare opportunity to purchase a three bedroom detached cottage located in the popular coastal village of Hopeman. The property offers many pleasing features including an ensuite shower room to the master bedroom, a log burner in the lounge and a modern four piece family bathroom. The cottage also benefits from a large kitchen/diner, a utility room, a downstairs WC, oil fired central heating, double glazed windows and off road parking. The accommodation is well proportioned throughout and will appeal to a wide range of prospective purchasers including those looking for a cottage located within walking distance to Hopeman Harbour and beach.

## Gardens

The garden is located to the rear of the property and can be accessed via a shared drive to the side which leads to a carport providing off road parking. The garden is laid to grass with flowerbed borders and has a paved patio area, covered decked area and two sheds.

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## ACCOMMODATION

### ENTRANCE HALL

LOUNGE 15'8" x 12'0" (4.80m x 3.68m)

STUDY/DINING ROOM 11'8" x 11'0" (3.58m x 3.36m)

KITCHEN 13'9" x 10'3" (4.21m x 3.13m)

UTILITY ROOM 14'4" x 6'0" (4.37m x 1.84m)

BOOT ROOM 5'5" x 4'5" (1.67m x 1.36m)

DOWNSTAIRS WC 3'10" x 3'1" (1.17m x 0.94m)

BEDROOM ONE 11'10" x 10'9" (3.61m x 3.30m)

EN-SUITE SHOWER ROOM 7'8" x 4'9" (2.36m x 1.45m)

BEDROOM TWO 13'6" x 11'1" (4.13m x 3.40m)

BEDROOM THREE 11'10" x 9'3" (3.63m x 2.82m)

BATHROOM 11'11" x 5'1" (3.64m x 1.57m)





## Location

Hopeman is a coastal village located on the Moray Coast and has several Shops and amenities including Hopeman Stores and Post Office, a general store gift shop, a hairdresser and beauty salon, a butcher's, Coffee shops, a Hotel, Chemist and a fish and chip shop. Down at the harbour there is a gallery/shop. Hopeman has a golf course and two large sandy beaches split by the man-made harbour. The West Beach is the smaller. The East Beach is surrounded by large, grassy sand dunes and has colourful beach huts and large rocky areas with excellent rockpools. Elgin is approximately 8 miles away where a more comprehensive range of amenities can be found.

Extras: All fitted carpets and floor coverings.

Services: Mains electricity, water and drainage.

Entry: By mutual agreement.

Council Tax Band: D

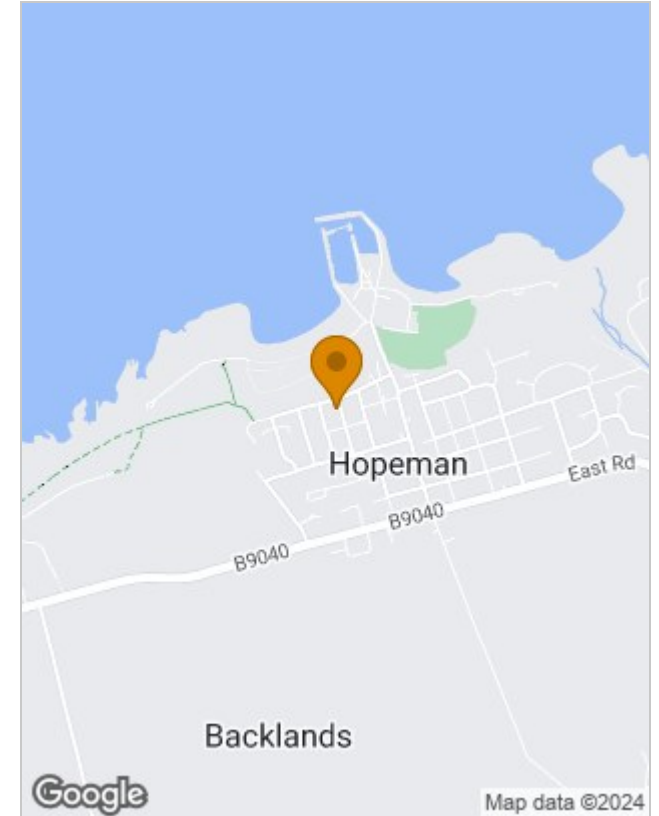




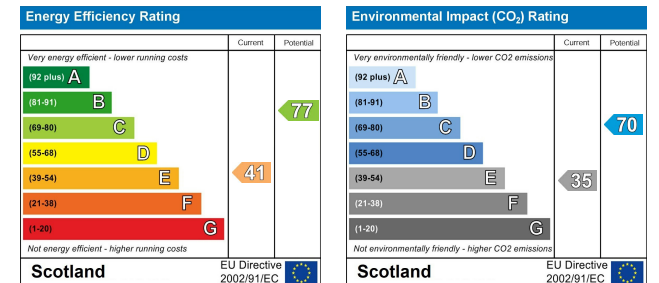
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Inverness Office on 01463 790140 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.