

**\*\*REDUCED FIXED PRICE\*\*REDUCED FIXED PRICE\*\***

4B Farquhar Street,  
Hopeman, IV30 5SN



We are delighted to offer this well presented two bedroom semi-detached bungalow located in a desirable residential location of the much sought after coastal village of Hopeman.

SEMI-DETACHED BUNGALOW

TWO BEDROOMS

FREEHOLD

DESIRABLE RESIDENTIAL AREA

POPULAR COASTAL VILLAGE

ELECTRIC STORAGE HEATING

UPVC DOUBLE GLAZING

DRIVEWAY

GARDENS

TIMBER SHED

COUNCIL TAX BAND B

EPC RATING D

F294

Fixed Price  
£162,000

This well presented two bedroomed semi-detached Bungalow is located in the scenic seaside village of Hopeman which boasts a number of coastal walks, hidden caves and coves ideal for exploring together with the popular Hopeman Golf Course which provides splendid views over the Moray Firth. The village is within close commuting distance of nearby RAF Lossiemouth, Kinloss Barracks and the picturesque towns of Forres and Elgin.

The well proportioned property benefits from Electric Storage Heating and UPVC Double Glazing.

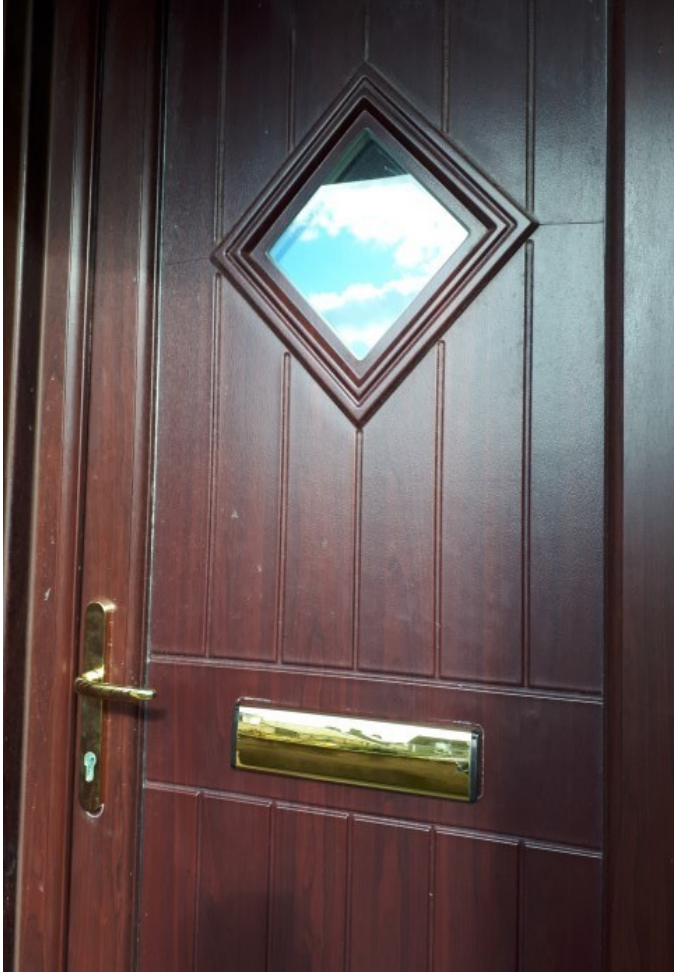
The good sized accommodation comprises: bright and spacious Lounge with large window to the front allowing natural light to flood in, modern Kitchen with a good selection of wall and base mounted units, integrated oven, hob, cooker hood and patio doors to the rear providing a nice view over the garden. There are two good sized double bedrooms with built in wardrobes providing ample storage and a Family Bathroom with three piece suite, under sink storage and an electric shower over the bath.

Outside, the property sits in privately enclosed, gardens to both the front and rear. The rear garden is laid to slabs with a gravelled area for ease of maintenance. Driveway and Timber Shed.

This charming property is set in an enviable location and would make a lovely family home. Viewing is highly recommended to appreciate the bright and spacious accommodation on offer. There have been new patio doors installed in the kitchen as well as a replacement letterbox, door handle and facing on the main door.



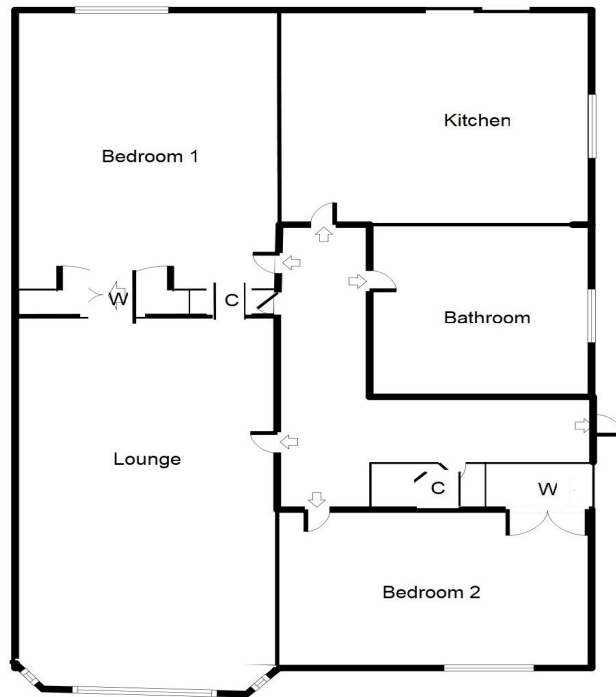




**If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836**



- Lounge: 5.04m x 3.07m (16'6" x 10'1")
- Kitchen: 3.27m x 2.97m (10'9" x 9'9")
- Bedroom 1: 3.77m x 2.91m (12'5" x 9'7")
- Bedroom 2: 2.82m x 2.65m (9'2" x 8'8")
- Bathroom: 1.84m x 1.70m (6'1" x 5'7")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.