



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**56 Harbour Street, Hopeman, IV30 5RU**

**Offers over £285,000**

\*\*\*CLOSING DATE FOR OFFERS - TUESDAY 10TH MARCH AT 12NOON\*\*\* Detached bungalow with uninterrupted views of Hopeman harbour, The Moray Firth & Sutherland Hills in the distance. The accommodation comprises entrance vestibule, hallway, lounge, dining kitchen, sun room, dining room/bedroom 4, three further bedrooms & a bathroom & WC. The property which is in need of some modernisation and would be ideal for a loft extension subject to the usual planning constraints, further benefits from double glazing, oil central heating, garage, cellar space and garden.

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**ENTRANCE VESTIBULE**

5'8" x 4'3" (1.75m x 1.31m)

Wooden & glazed entrance door, fitted carpet, ceiling light fitting.

**HALLWAY**

Built-in double storage cupboard, single shelved storage cupboard, fitted carpet, two ceiling light fittings, hatch with pull down ladder to the partially floored loft space.

**LOUNGE**

17'0" x 12'3" (5.19m x 3.74m)

Double aspect to side & rear, fireplace with open fire, fitted carpet, ceiling light fitting.

**DINING ROOM/BEDROOM 4**

14'0" x 11'11" (4.27m x 3.65m)

Window to front, fitted carpet, ceiling light fitting.

**DINING KITCHEN**

14'4" x 9'0" (4.39m x 2.75m)

Window to rear, range of base & wall units, two sets of double built-in storage cupboards, built-in electric oven, hob & hood, plumbed in washer/dryer, vinyl flooring, ceiling light fitting.

**SUN ROOM**

9'6" x 6'5" (2.92m x 1.96m)

Glazed on three sides, fitted carpet, ceiling light fitting.

**BEDROOM 1**

12'7" x 10'0" (3.85m x 3.07m)

Window to front, double built-in wardrobe, fitted carpet, ceiling light fitting.

**BEDROOM 2**

10'11" x 7'0" (3.33m x 2.15m)

Window to rear, double built-in wardrobe, fitted carpet, ceiling light fitting.

**BEDROOM 3**

9'9" x 9'6" (2.99m x 2.90m)

Window to front, double built-in wardrobe, fitted carpet, ceiling light fitting.

**BATHROOM**

5'6" x 5'4" (1.68m x 1.63m)

Window to side, sink, bath with mains shower over, vinyl flooring, ceiling light fitting.

**WC**

5'11" x 2'11" (1.81m x 0.89m)

Window to side, WC in white, vinyl flooring, ceiling light fitting.

**GARAGE**

Up & over door.

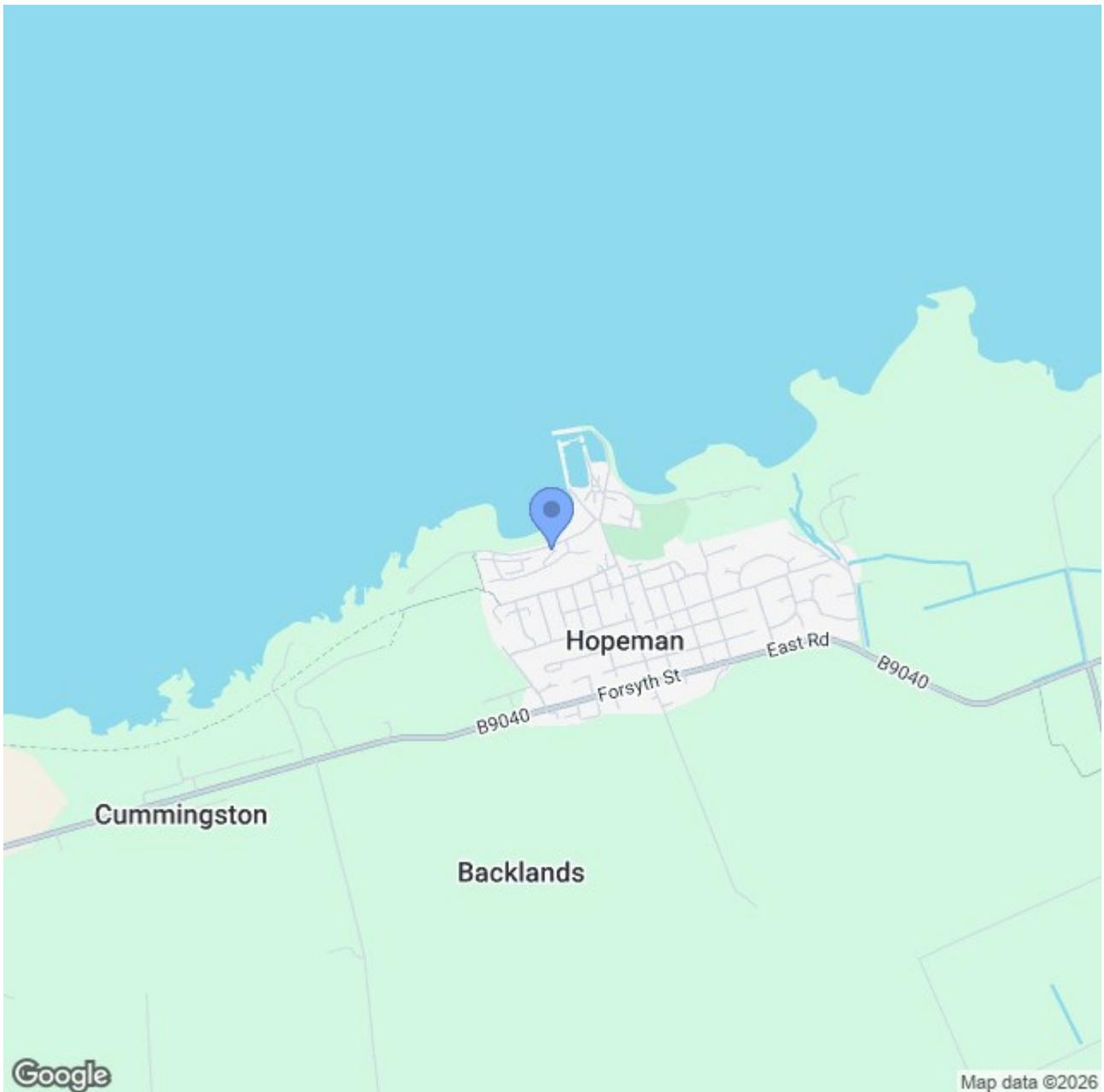
**OUTSIDE**

The garden to the front is laid to lawn which wraps round the house to a substantial area of lawn to the rear. The lower area of garden has been paved & leads to the garage.

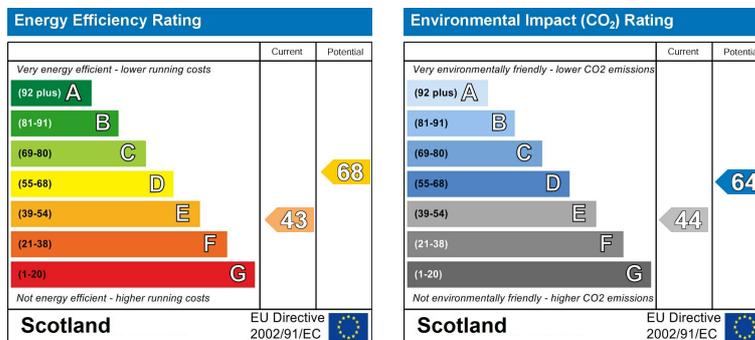
**NOTES**

Included in the asking price are all carpets and fitted floor coverings, all light fittings, all bathroom & WC fittings, the oven, hob & hood & washer/dryer in the kitchen.

## 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.

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