

2 Meadow Gardens

HOPEMAN, ELGIN, MORAY, IV30 5PN



*BEAUTIFULLY MODERNISED 2-BEDROOM
SEMI-DETACHED BUNGALOW*



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A beautifully modernised semi-detached bungalow, presented in immaculate decorative order and situated within a quiet residential development in the highly sought-after coastal village of Hopeman. Recently refreshed by the current owners with a stylish neutral décor, new flooring throughout and a contemporary bathroom, this exceptional home offers true turnkey living.

Further benefits include oil-fired central heating, double glazing, off-street parking, a single garage and low-maintenance landscaped gardens, making it ideal for first-time buyers, downsizers, retirees or those seeking a relaxed coastal lifestyle.

A uPVC entrance door opens into a welcoming hallway with a built-in cloak cupboard and access to the lounge, both bedrooms, bathroom and attic. The bright and spacious lounge offers ample room for both seating and dining furniture. Freshly decorated in contemporary neutral tones with new flooring, it enjoys excellent natural light from the front-facing window and leads directly into the kitchen.

The Property



The well-appointed kitchen is fitted with a range of white wall and base units beneath laminate worktops, incorporating a stainless steel sink. Integrated appliances include an electric hob, oven and extractor hood, with space for a slimline dishwasher, washing machine and freestanding fridge freezer. Sliding French doors open onto the rear patio, creating an ideal space for outdoor dining and entertaining.





The principal bedroom is a generous rear-facing double with new flooring and a large built-in wardrobe providing excellent storage.





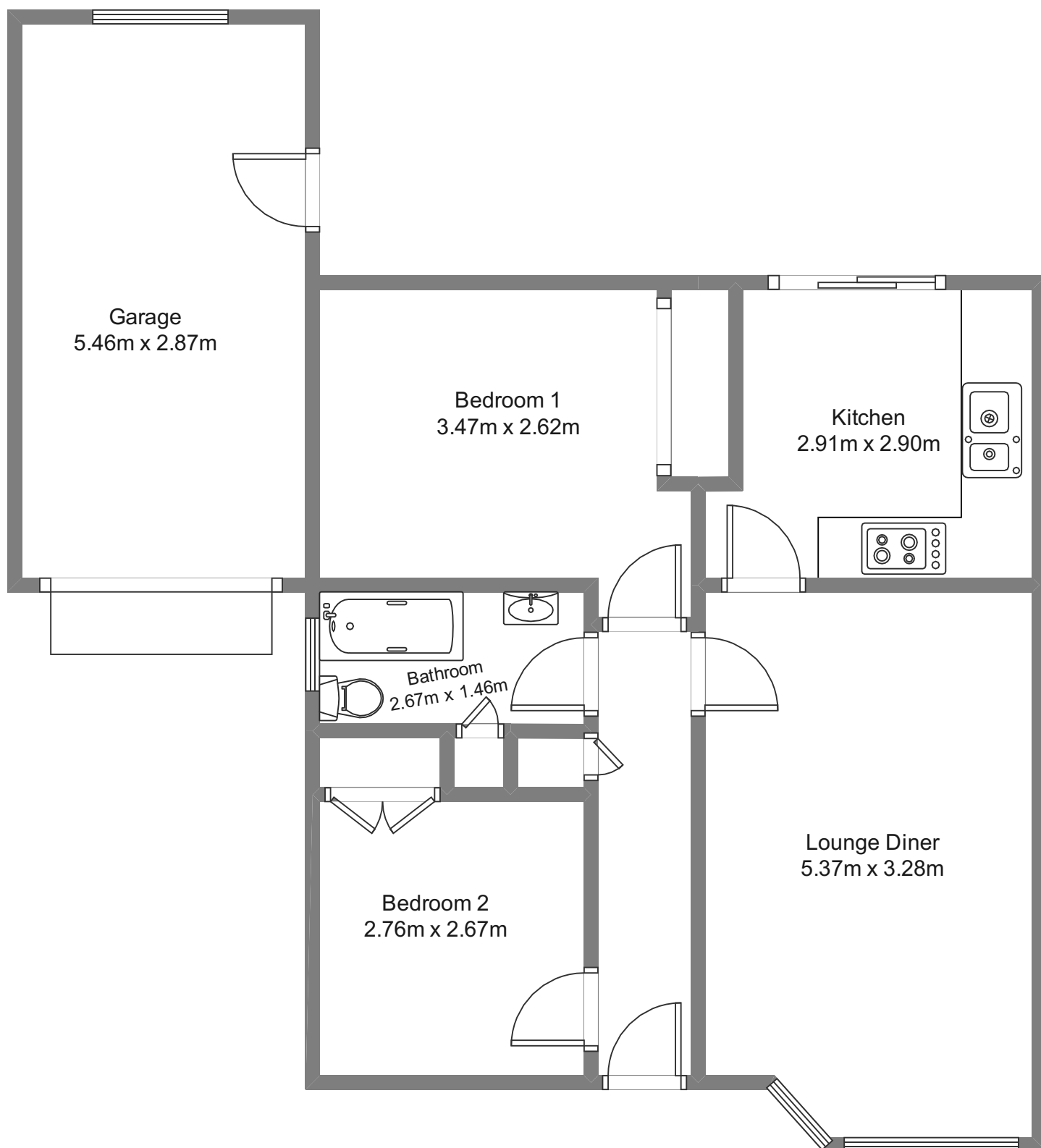
Bedroom two is another spacious double with new flooring, a built-in wardrobe and plenty of natural light, making it equally suitable as a guest room, nursery or home office.





The stylish newly fitted bathroom comprises a full-sized bath with mains rainfall shower and handheld attachment, WC and wash hand basin set within a modern vanity unit. A heated towel radiator, illuminated LED mirror, built-in storage cupboard and vinyl tile flooring complete the room.





Gross internal floor area (m²): 57m²

EPC Rating: C



Outside, a gravel driveway provides off-street parking for several vehicles and leads to the single garage, which benefits from power, lighting, rear access and a side window. The front garden is laid to lawn with outdoor lighting.

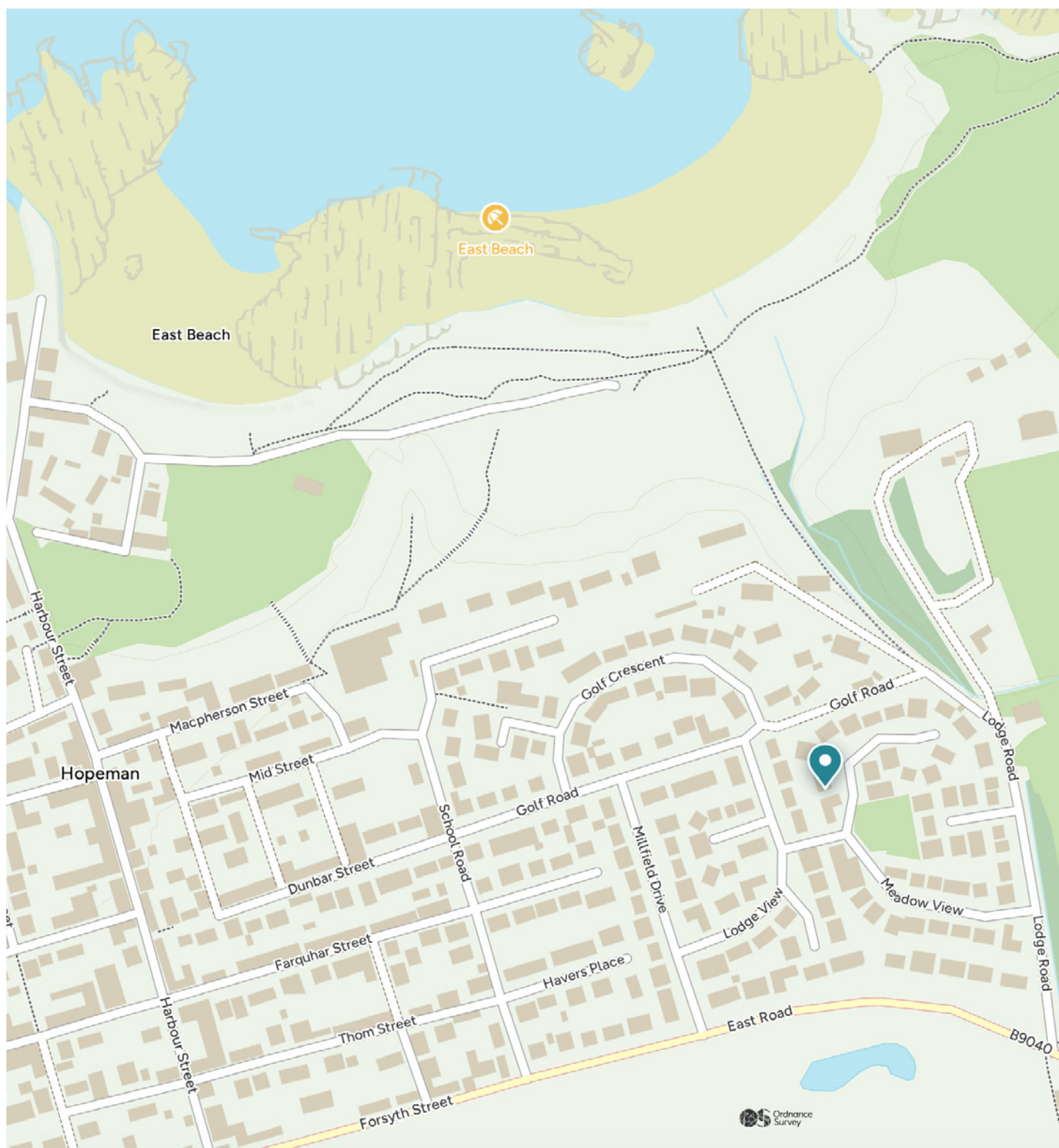
The fully enclosed rear garden has been thoughtfully landscaped for easy maintenance, featuring a generous lawn, newly installed raised planting beds and a paved patio, ideal for relaxing or entertaining. Established apple and pear trees, together with an elder tree, provide seasonal interest and the opportunity to enjoy homegrown fruit.



Hopeman is a highly regarded coastal village on the Moray Firth between Burghead and Lossiemouth. Famous for its sandy beaches, picturesque harbour, dramatic cliffs, sheltered coves, and rock pools, it offers an outstanding coastal lifestyle with something to enjoy throughout the year.

The village has a primary school, local shops, and regular bus services, with RAF Lossiemouth and Kinloss within easy commuting distance. Residents enjoy a 5–10 minute walk to the beach, around 5 minutes to Hopeman Golf Club, and a short stroll to the harbour, cafés, and other amenities. The Moray Coastal Trail offers spectacular walking and cycling routes, while the Moray Firth is one of Europe's best locations for spotting bottlenose dolphins. Hopeman Golf Club is regarded as one of the finest links courses in the north of Scotland.

Elgin is approximately eight miles away, Inverness Airport around 40 minutes by car, and Elgin railway station provides regular services to Aberdeen and Inverness. Despite its peaceful coastal setting, Hopeman is exceptionally well connected, making it an excellent base for commuters and those seeking the very best of coastal and town living.



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