

53 Thom Street

HOPEMAN, ELGIN, IV30 5TB



*SPACIOUS DETACHED HOME OFFERS VERSATILE
FAMILY LIVING WITH THE ADDED FLEXIBILITY OF A
SELF-CONTAINED ANNEXE*



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Set within the heart of Hopeman, this substantial detached home is a property that truly needs to be seen to be appreciated. The property provides a generous and flexible layout, spread across two floors and complemented by a fully self-contained annexe that opens up a world of possibilities, whether that is space for extended family, a home business, or simply room to grow into.

Step through the entrance vestibule and into the inner hall, where laminate flooring and a bright, welcoming feel set the tone for the rest of the home. The current owners have created an impressive open-plan living space by opening up the former lounge and family room, resulting in a bright and versatile area ideal for both everyday family life and entertaining. A window to the front fills the space with natural light, while French doors at the rear draw the eye through to the conservatory. This wonderful triple-aspect room floods with light throughout the day and opens directly onto the patio and rear garden, creating a seamless connection between indoor and outdoor living.







The kitchen and dining room forms the true heart of the home, a generous dual-aspect space fitted with a comprehensive range of wall and base units, a five-ring gas hob, double electric oven and integrated dishwasher and fridge freezer. A breakfast bar cleverly divides the kitchen from the dining area, where patio doors lead straight out to the garden, perfect for effortless indoor-to-outdoor living on warmer days.

A versatile ground floor bedroom or office offers the kind of flexibility that modern family life demands, whether that means a quiet space to work from home or an extra room to suit your needs.



THIS IMAGE HAS BEEN VIRTUALLY STAGED



Upstairs, the accommodation continues to impress. Three further bedrooms are complemented by a stylish family bathroom, complete with a freestanding bath, walk-in shower and modern fittings. One bedroom benefits from its own en-suite shower room, while the upper floor bedrooms enjoy lovely open views across surrounding fields, with one room also taking in the wonderful bonus of sea views, a rare and desirable combination that brings both the countryside and the coast right into the home.

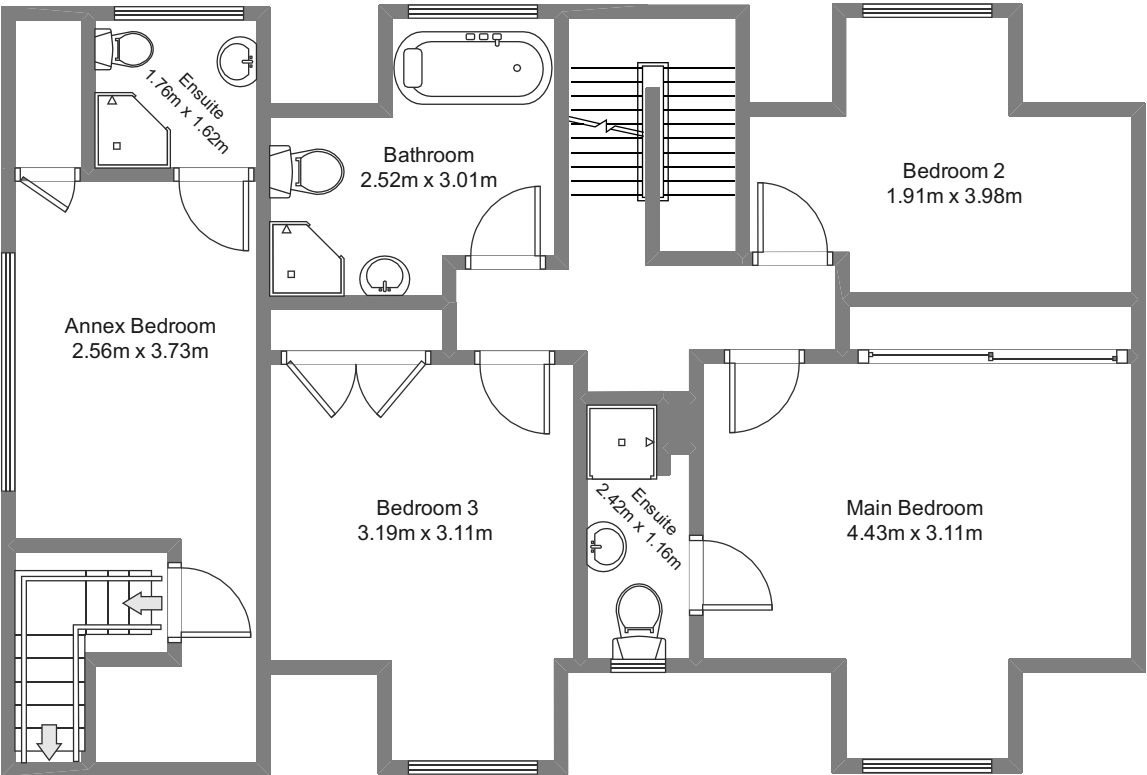
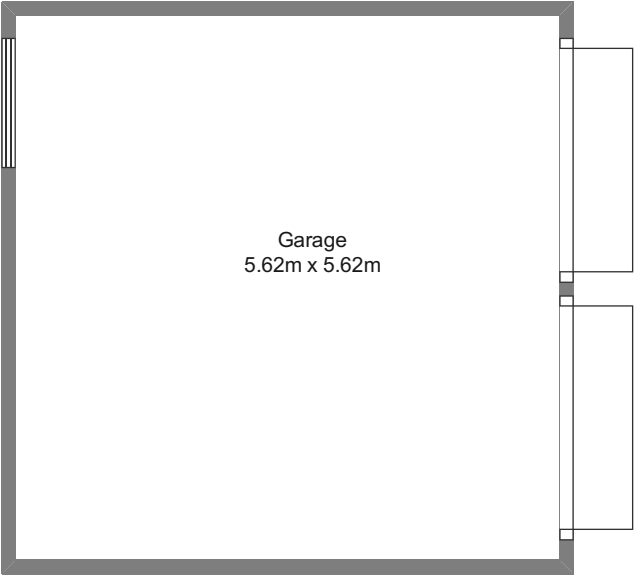
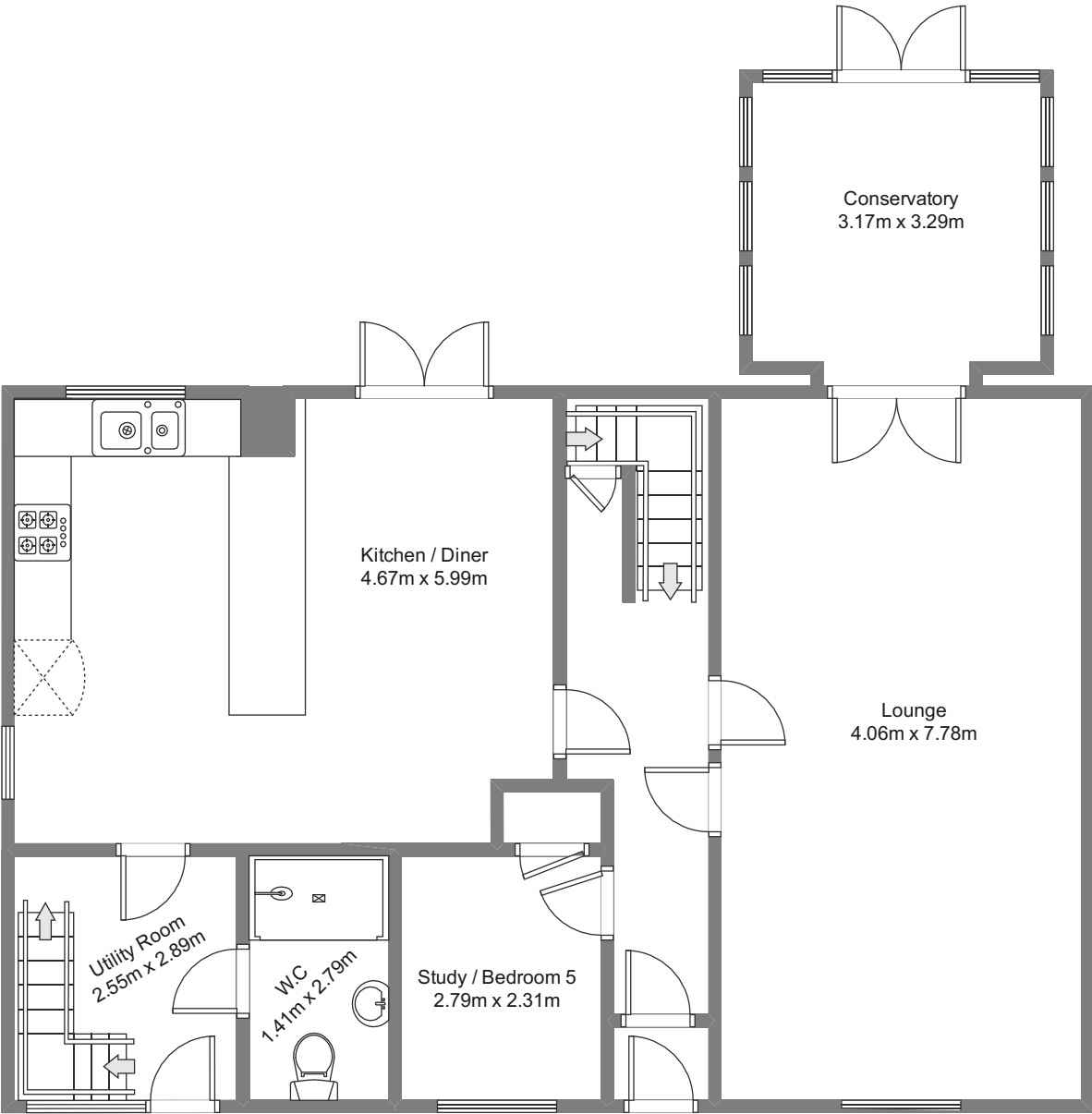








What truly sets this property apart, however, is the self-contained annexe accommodation, accessed via its own utility room and front entrance. With a further bedroom, en-suite shower room and separate shower room and WC, this space is ideally suited to use as a granny annexe, guest suite, or independent living space for older children, all while remaining connected to the main house.



Gross internal floor area (m²): 177m²
EPC Rating: C

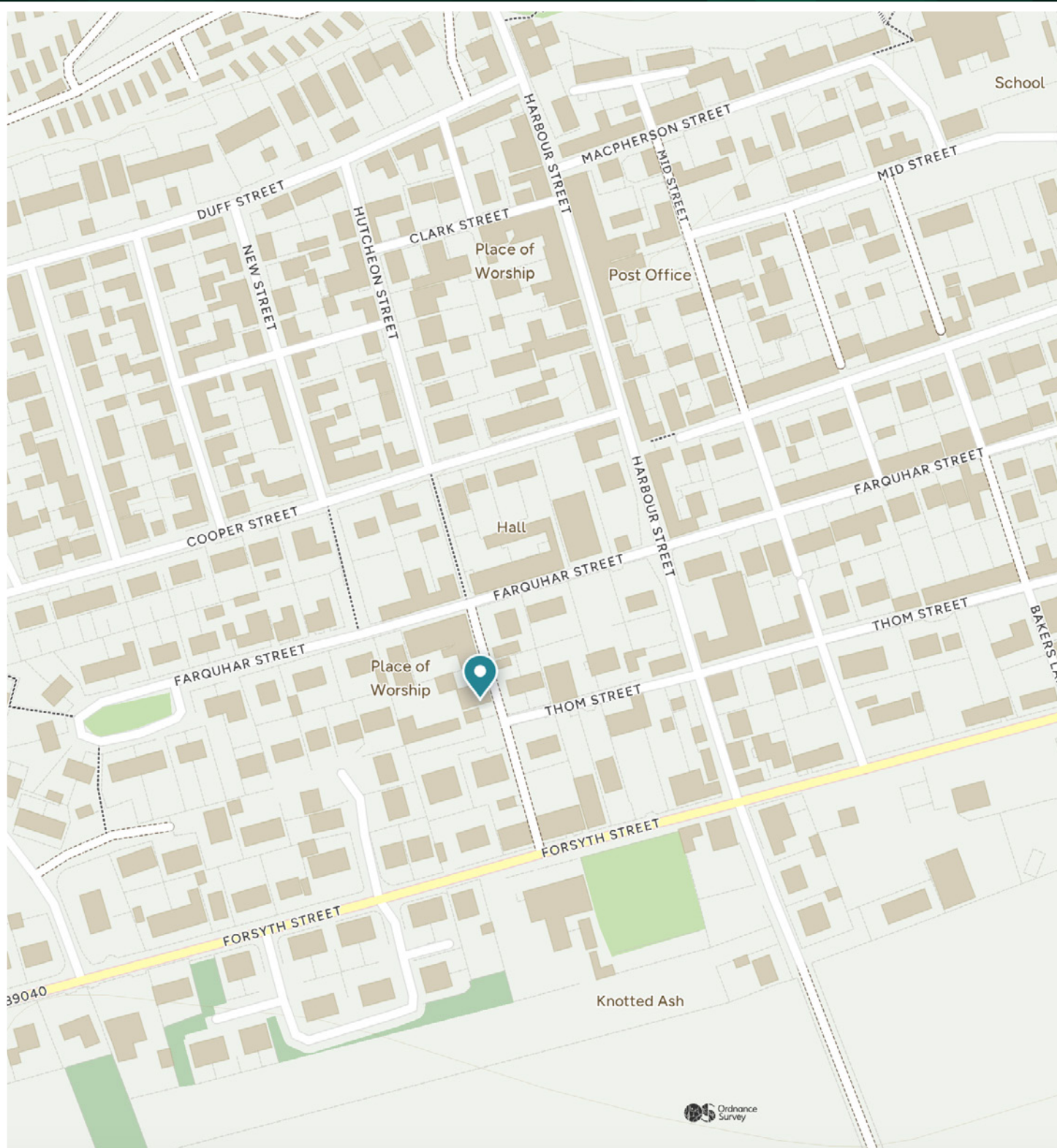


Outside, the property continues to deliver. A loc bloc driveway leads to a double garage, offering excellent parking and storage, while the enclosed rear garden combines lawn, gravel and patio areas with attractive flower borders and trellising, creating a private and low-maintenance outdoor space to enjoy throughout the seasons.

This is a home that offers space, flexibility and a genuinely enviable coastal lifestyle in one of Moray's most popular villages. Early viewing comes highly recommended to fully appreciate everything this unique property has to offer.



Hopeman is one of Moray's most sought after coastal villages, prized for its working harbour, golden sandy beaches and genuine sense of community. From this address you are just a short stroll from the shore, with coastal walks, a popular golf course and a welcoming café and pub culture all on your doorstep. Families are particularly well served here, with Hopeman Primary School within easy walking distance and the renowned Gordonstoun School only two miles away. Elgin, with its full range of shopping, schooling and commuter links, sits just over six miles distant, making this a location that combines village charm with genuine everyday convenience.



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