



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

**Offers over £130,000**



# Key Features

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- Traditional mid-terraced house
- Spacious Lounge/Diner
- Kitchen
- 2 Bedrooms
- Bathroom
- Rear garden
- Short walk to Hopeman Beach
- Close to village shops and amenities



*Charming 2-bed terraced home on Harbour Street, a short walk from Hopeman Beach. Features a spacious lounge/diner, practical kitchen, bathroom, rear garden, and easy access to village shops and amenities.*

Situated on Harbour Street, this traditional mid-terraced house offers a comfortable living space in Hopeman. Inside, you will find a spacious lounge/diner that provides ample room for relaxation and dining. The kitchen is well-sized and functional for everyday needs. The property benefits from double glazing and electric heating.

The property includes two bedrooms, making it suitable for small families or those seeking additional space for guests or a home office. The bathroom serves the household with its necessary amenities. A rear garden offers outdoor space for gardening or leisure activities.

Hopeman's village shops and amenities are within easy reach, providing convenience for daily essentials and social engagements. The property's location is ideal for those who appreciate being close to the coast, with Hopeman Beach just a short walk away. This is an excellent opportunity to become part of the vibrant community in Hopeman. Act now to secure your viewing.





## Entrance Hall

UPVC front door leads to the entrance hall. Doors to Kitchen and Lounge/Diner. Staircase to upper floor.

## Lounge/Diner 4.25m x 4.77m

Spacious lounge with windows to the front and rear. Wood burning stove with stone surround and wooden mantelpiece and corner tv stand. Recessed alcove with shelving. Space for lounge and dining furniture.

## Kitchen 2.44m x 3.69m

Fitted with grey high gloss base and wall mounted units. One and a half bowl stainless steel sink and drainer beneath window to the rear. Integrated oven and hob. Space for washing machine and fridge freezer. Under stair storage area.

## Landing

Doors to both bedroom and bathroom. Hatch to loft space. High level cupboard housing electricity meter.

## Master Bedroom 3.64m x 4.036m

Double bedroom with dormer window to the front. Two built-in wardrobes.

## Bedroom 2 3.17m x 2.49m

Double bedroom with dormer window to the rear.

## Bathroom 3.07m x 1.20m

Three piece suite comprising bath with electric shower fitted over, wc and wash hand basin.

## Outside

Exclusive area of garden to the rear of the property, which is accessed via a shared path at the end of the block of 3 houses. Laid in stone chippings for ease of maintenance.

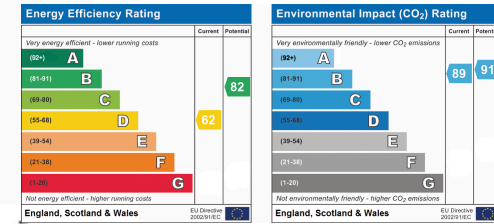
## Fixtures and fittings

All floor coverings, light fittings and integrated oven and hob are included in the price.

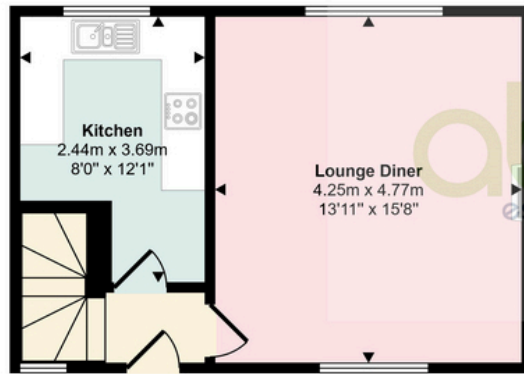
## Home Report

Home report valuation as of June 2026 is £130,000, the EPC rating is D and the council tax band is B.

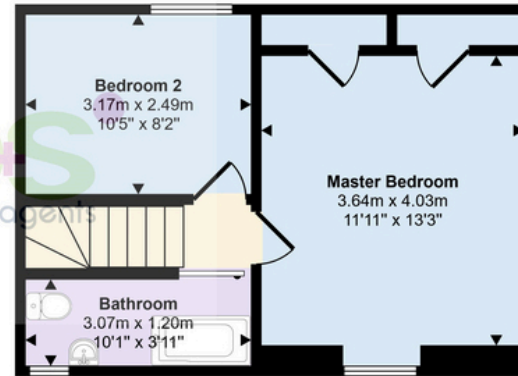




Approx Gross Internal Area  
67 sq m / 719 sq ft



Ground Floor  
Approx 33 sq m / 357 sq ft



First Floor  
Approx 34 sq m / 363 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure Type: Freehold  
Council Tax Band: B  
Council Authority: Moray