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7 Dunbar Street, Hopeman IV30 5TD



Located in the charming village of Hopeman, this attractive three bedroom semi-detached house offers comfortable family living close to local amenities and the beautiful Moray coast.

SEMI-DETACHED HOUSE
THREE BEDROOMS
DRIVEWAY AND INTEGRAL GARAGE
LOW MAINTENANCE GARDENS
SHED AND 'SITOOTERIE'
SEA VIEWS
OIL-FIRED CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND D
EPC RATING D
FREEHOLD
VIEWING HIGHLY RECOMMENDED

Offers Over
£340,000

E1241

This spacious and well appointed three-bedroom semi-detached home is situated in the popular coastal village of Hopeman, offering flexible accommodation, modern comforts and stunning sea views.

Extended to the side to provide further accommodation over two floors and an integral garage, the property offers ample family living space. To the ground floor is a welcoming kitchen/diner fitted with a contemporary range of units and integrated appliances including a dishwasher, oven, hob and extractor hood, together with a LPG gas cooker. There are two generous double bedrooms, both benefitting from fitted wardrobes, with one further enhanced by an en-suite shower room. A cosy snug featuring a charming log-burning stove provides the perfect space to relax or could be used as a fourth bedroom, while a practical utility room and well-appointed family bathroom complete the lower level.

Upstairs, the impressive lounge enjoys fabulous sea views, creating a bright and inviting living space. The principal bedroom offers excellent storage with a dressing room/walk-in wardrobe and additional built-in wardrobe, together with a stylish en-suite shower room.

Externally, the property benefits from low-maintenance gardens to the front and rear, providing an attractive outdoor space for relaxing and entertaining. A substantial 'sitooterie' with power and lighting and a large, timber workshop add further versatility. The property also benefits from an integral garage, ideal for secure parking and storage, while a generous driveway provides plenty of off-street parking and can accommodate multiple vehicles.

Additional features include oil-fired central heating and UPVC double glazing throughout. This is a superb family home in a much sought-after coastal location, ideally suited to those seeking comfortable living with beautiful sea views. We highly recommend a viewing.









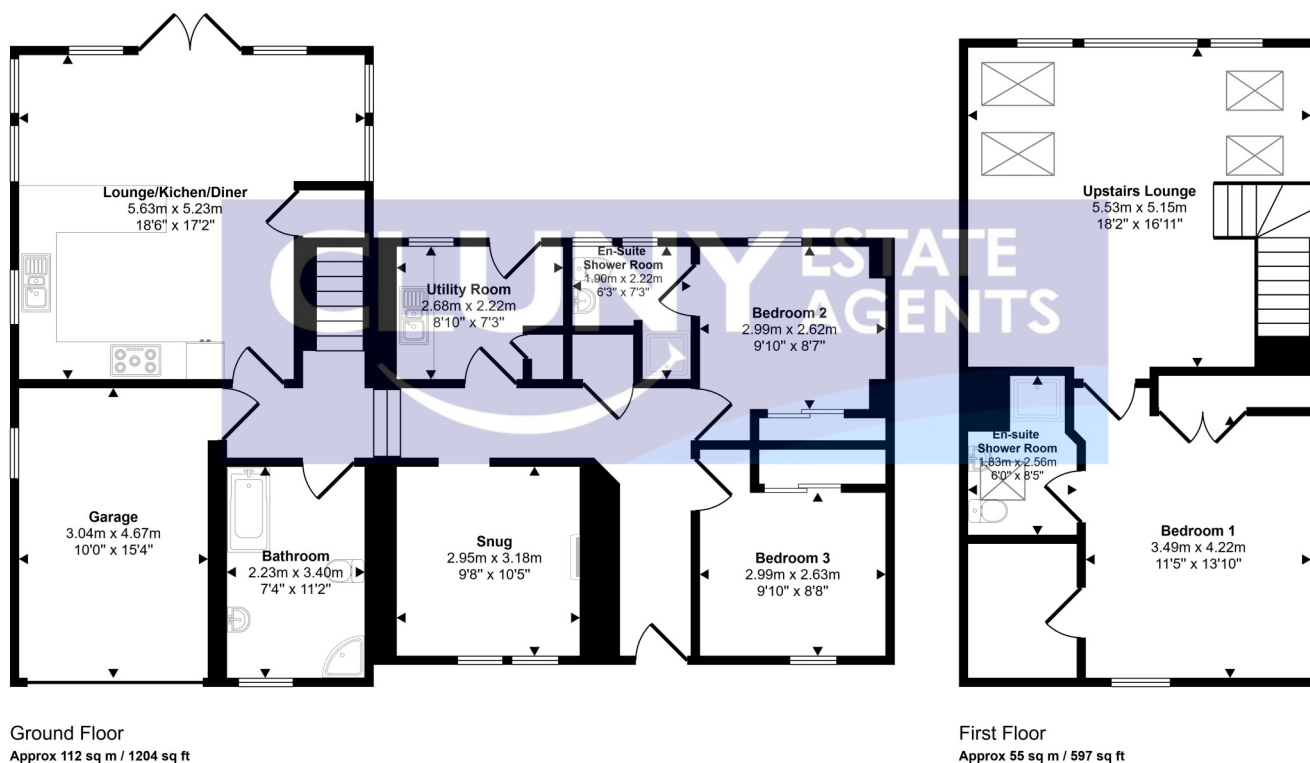




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|------------------------|---------------|--------------------|---------------|
| • Lounge/Kitchen/Diner | 5.63m x 5.23m | • Bathroom | 2.23m x 3.40m |
| • Utility | 2.68m x 2.22m | • Garage | 3.04m x 4.67m |
| • Bedroom 2 | 2.99m x 2.62m | First Floor | |
| • En Suite | 1.90m x 2.22m | • Upstairs lounge | 5.53m x 5.15m |
| • Bedroom 3 | 2.99m x 2.63m | • Bedroom 1 | 3.49m x 4.22m |
| • Snug | 2.95m x 3.18m | • En Suite | 1.63m x 2.56m |



Approx Gross Internal Area
167 sq m / 1801 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.

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.