

43 Harbour Street

HOPEMAN, ELGIN, MORAY, IV305RU



*DETACHED 4-BEDROOM STONE-BUILT
HOME IN SOUGHT-AFTER HOPEMAN*



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Positioned on Harbour Street in the heart of Hopeman, this solid stone-built detached home offers the kind of coastal lifestyle that many aspire to but few find so readily within reach. In the same family's care for seven years, the property carries a warmth and calm atmosphere that is immediately apparent on arrival, a genuine family haven that has served its owners well and is now ready to do the same for its next chapter.

Hopeman is widely regarded as one of the Moray coast's most desirable villages and it is easy to understand why. Safe, friendly and remarkably self-contained, the village offers a good selection of local shops, a primary school, play parks, and well-used cycle paths along the coastline. The beach is less than a five-minute walk from the front door, making morning walks, summer swims, and evening strolls simply part of everyday life here. Stone construction of this quality is built to last, and the home benefits from double glazing and oil-fired central heating throughout, including a brand new boiler installed in November 2024.

The Property



Inside, the home is bright, spacious, and immediately comfortable. The lounge is a generous reception room with a warm, relaxed feel, flowing naturally through to the dining kitchen where there is ample space for a family table alongside the fitted units and appliances.









A separate guest WC on the ground floor is a practical bonus, and one of the ground floor bedrooms is large enough to serve equally well as a second sitting room, home office, or guest suite, giving the layout a flexibility that many families will appreciate.





The ground floor layout is particularly flexible, with Bedroom 1 offering dimensions and positioning that suit use as a second reception room or home office equally well.





Upstairs, a skylit landing sets a bright tone for the upper floor, where two further bedrooms await, both of them generous doubles with built-in wardrobes. The family bathroom offers a four-piece suite with a double-ended bath and an overhead rainfall shower, finished to a standard that feels genuinely luxurious. There is also additional eaves storage tucked away for those inevitable seasonal extras.

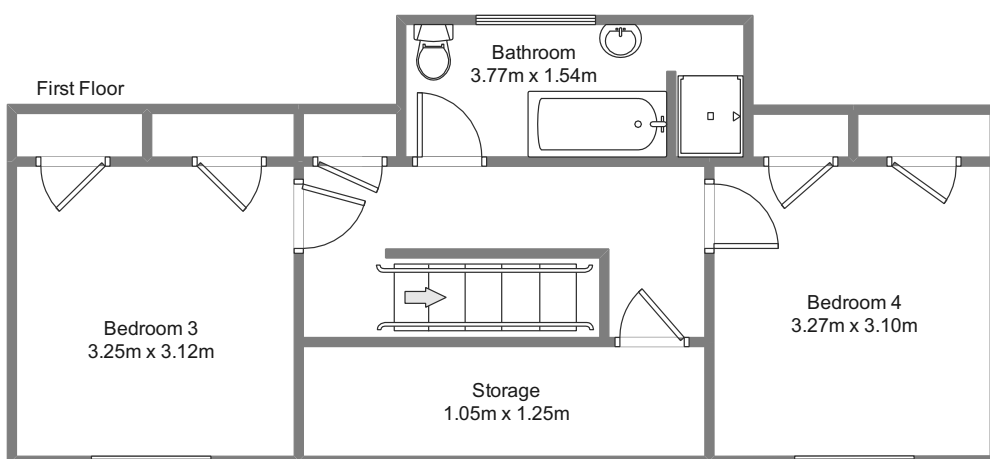
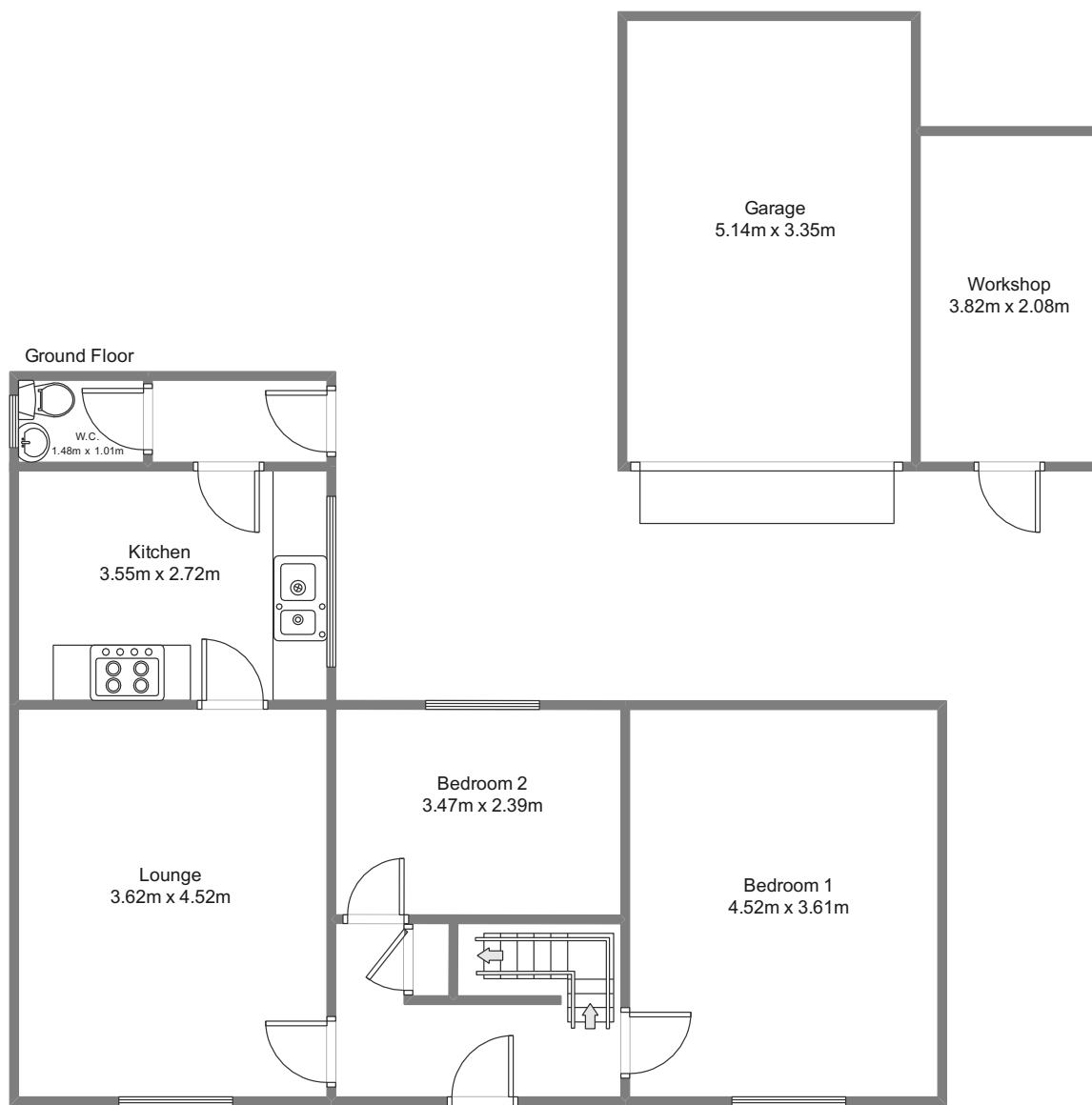




Bedroom 4







Gross internal floor area (m²): 110m²

EPC Rating: D



Externally, off-street parking, a garage, and a large garden set over two private levels add further appeal, offering a wonderful outdoor space for anyone who loves spending time outside.

Outside, the property truly comes into its own. A side lane leads to private off-street parking and a detached garage with attached store. The garden sits on a generous plot across two distinct levels and offers something for everyone who loves being outdoors. At the lower level, a paved patio provides a private seating area, enclosed and entirely free from any overlooking, surrounded by colourful planting and mature shrubs that bring the space to life through the seasons.

Stone steps lead up to a large drying green laid to lawn, and next to that, a further generous area is given over to raised vegetable planters, perfect for those looking to grow their own. It is a garden with real depth and variety, offering space to relax, to entertain, and to potter, all within complete privacy.





Hopeman is a popular coastal village on the Moray Firth, nestled between Burghead and Lossiemouth. Known for its two sandy beaches, picturesque harbour, dramatic cliffs, rockpools, and sheltered coves, it offers an outstanding coastal lifestyle. The Moray Coastal Trail passes through the village, providing scenic walking and cycling routes, while the Moray Firth is renowned for dolphin sightings. Golf enthusiasts can also enjoy the nearby Hopeman Golf Club, one of the north of Scotland's most challenging links courses.

A strong sense of community is at the heart of village life. Residents value the friendly atmosphere, safe environment for families, and convenient amenities, including a primary school, local shops, play parks, and a village hall.

Despite its peaceful setting, Hopeman is well connected. Elgin, Moray's principal town, is just eight miles away, while Inverness Airport can be reached in around 35–40 minutes. Elgin railway station offers direct services to Aberdeen in around 90 minutes and Inverness in under an hour, making the village a practical base for commuters and regular travellers.

The Location





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