



43 Harbour Street, Hopeman IV30 5RU

Offers Over £235,000



# Key Features

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- Detached 4 bed house
- Dining Kitchen
- Spacious Lounge
- Family Bathroom
- Guest WC
- Off-street Parking
- Garage
- Gardens



### **Hallway**

UPVC front door with opaque glazed panels leads to the Hallway. Radiator, smoke detector, panelling to dado height, fitted carpet and triple light fitting. Understair cupboard with shelf and housing electricity meter and fuse box. Doors to Lounge, Bedroom 1 & Bedroom 4. Staircase to upper floor.

### **Lounge** 3.66m x 4.51m

Spacious Lounge with window to the front with vertical blinds. Two radiators, fitted carpet and recessed eyeball spotlights and ceiling light. Door to:-

### **Dining Kitchen** 3.55m x 2.77m

Fitted with a range of base and wall mounted units with worksurface fitted over. Stainless steel one and a half bowl sink and drainer with mixer tap beneath window with roller blind. Spaces for washing machine and fridge freezer. Electric cooker. Space for dining table and chairs. Vinyl flooring, radiator, heat detector and six recessed down lighters. Door to:-

### **Rear Hall**

Vinyl flooring, radiator and pendant light. UPVC door with opaque glazed panels to the garden. Door to:-

### **Guest WC** 1.50m x 1.00m

Two piece white suite comprising pedestal wash hand basin and WC. Opaque window, pendant light and vinyl flooring.

### **Bedroom 1** 3.66m x 4.55m

Fabulous sized room which could be used as a Bedroom or as a second reception room. Window to the front with vertical blinds. Radiator, fitted carpet and ceiling light.

### **Bedroom 4** 3.31m x 2.36m

Bedroom with window to the rear with vertical blinds. Radiator, pendant light and fitted carpet.

### **Upper Floor**

Carpeted staircase leads to the bright and airy upper landing with skylight. Pendant light, smoke detector, radiator and hatch to loft space. Cupboard with shelving.

### **Bedroom 3** 3.13m x 3.30m

Double Bedroom with window to the front with vertical blinds. Fitted carpet, pendant light and radiator. Two built-in wardrobes with hanging and shelved storage.

### **Bathroom** 3.75m x 1.57m

Four piece suite comprising double ended bath with mixer tap, pedestal wash hand basin, WC and shower cubicle featuring dual-outlet shower system with luxurious overhead rainfall shower. Panelling to ceiling, wall mirror, tiled splash back, quadruple wall light fitting, opaque window, radiator and vinyl flooring.

### **Bedroom 2** 3.15m x 3.35m

Double Bedroom with window to the front with vertical blinds. Fitted carpet, pendant light and radiator. Two built-in wardrobes with hanging and shelved storage.

### **Box Room** 4.41m x 1.25m

Eaves storage with wall light and fitted carpet.



This detached property on Harbour Street offers a great opportunity for those seeking a coastal family home in a vibrant community. With spacious lounge, dining kitchen, four bedrooms, bathroom and separate guest WC, this house provides plenty of space for everyday living and entertaining.

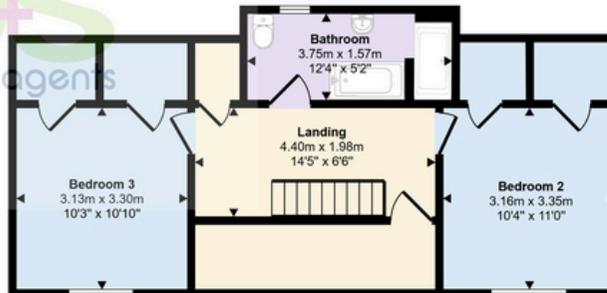
Double glazing and oil central heating ensure comfort throughout the year. Off-street parking, garage and large garden offers scope for relaxation or gardening pursuits.

Located in Hopeman, this home is just a short walk from the beach, making it ideal for those who enjoy seaside activities or leisurely strolls along the shore. The area is known for its friendly community atmosphere and offers a good selection of local amenities.

This is a unique opportunity to secure an affordable home in a desirable location. Early viewing is recommended.



Approx Gross Internal Area  
119 sq m / 1282 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	58	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	68

**Tenure Type:** Freehold  
**Council Tax Band:** D  
**Council Authority:** Moray