



**Harper
Macleod LLP**
Estate Agents & Solicitors



56 Harbour Street, Hopeman, IV30 5RU

Offers over £285,000

Detached bungalow with uninterrupted views of Hopeman harbour, The Moray Firth & Sutherland Hills in the distance. The accommodation comprises entrance vestibule, hallway, lounge, dining kitchen, sun room, dining room/bedroom 4, three further bedrooms & a bathroom & WC. The property which is in need of some modernisation and would be ideal for a loft extension subject to the usual planning constraints, further benefits from double glazing, oil central heating, garage, cellar space and garden.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

ENTRANCE VESTIBULE

5'8" x 4'3" (1.75m x 1.31m)

Wooden & glazed entrance door, fitted carpet, ceiling light fitting.

HALLWAY

Built-in double storage cupboard, single shelved storage cupboard, fitted carpet, two ceiling light fittings, hatch with pull down ladder to the partially floored loft space.

LOUNGE

17'0" x 12'3" (5.19m x 3.74m)

Double aspect to side & rear, fireplace with open fire, fitted carpet, ceiling light fitting.

DINING ROOM/BEDROOM 4

14'0" x 11'11" (4.27m x 3.65m)

Window to front, fitted carpet, ceiling light fitting.

DINING KITCHEN

14'4" x 9'0" (4.39m x 2.75m)

Window to rear, range of base & wall units, two sets of double built-in storage cupboards, built-in electric oven, hob & hood, plumbed in washer/dryer, vinyl flooring, ceiling light fitting.

SUN ROOM

9'6" x 6'5" (2.92m x 1.96m)

Glazed on three sides, fitted carpet, ceiling light fitting.

BEDROOM 1

12'7" x 10'0" (3.85m x 3.07m)

Window to front, double built-in wardrobe, fitted carpet, ceiling light fitting.

BEDROOM 2

10'11" x 7'0" (3.33m x 2.15m)

Window to rear, double built-in wardrobe, fitted carpet, ceiling light fitting.

BEDROOM 3

9'9" x 9'6" (2.99m x 2.90m)

Window to front, double built-in wardrobe, fitted carpet, ceiling light fitting.

BATHROOM

5'6" x 5'4" (1.68m x 1.63m)

Window to side, sink, bath with mains shower over, vinyl flooring, ceiling light fitting.

WC

5'11" x 2'11" (1.81m x 0.89m)

Window to side, WC in white, vinyl flooring, ceiling light fitting.

GARAGE

Up & over door.

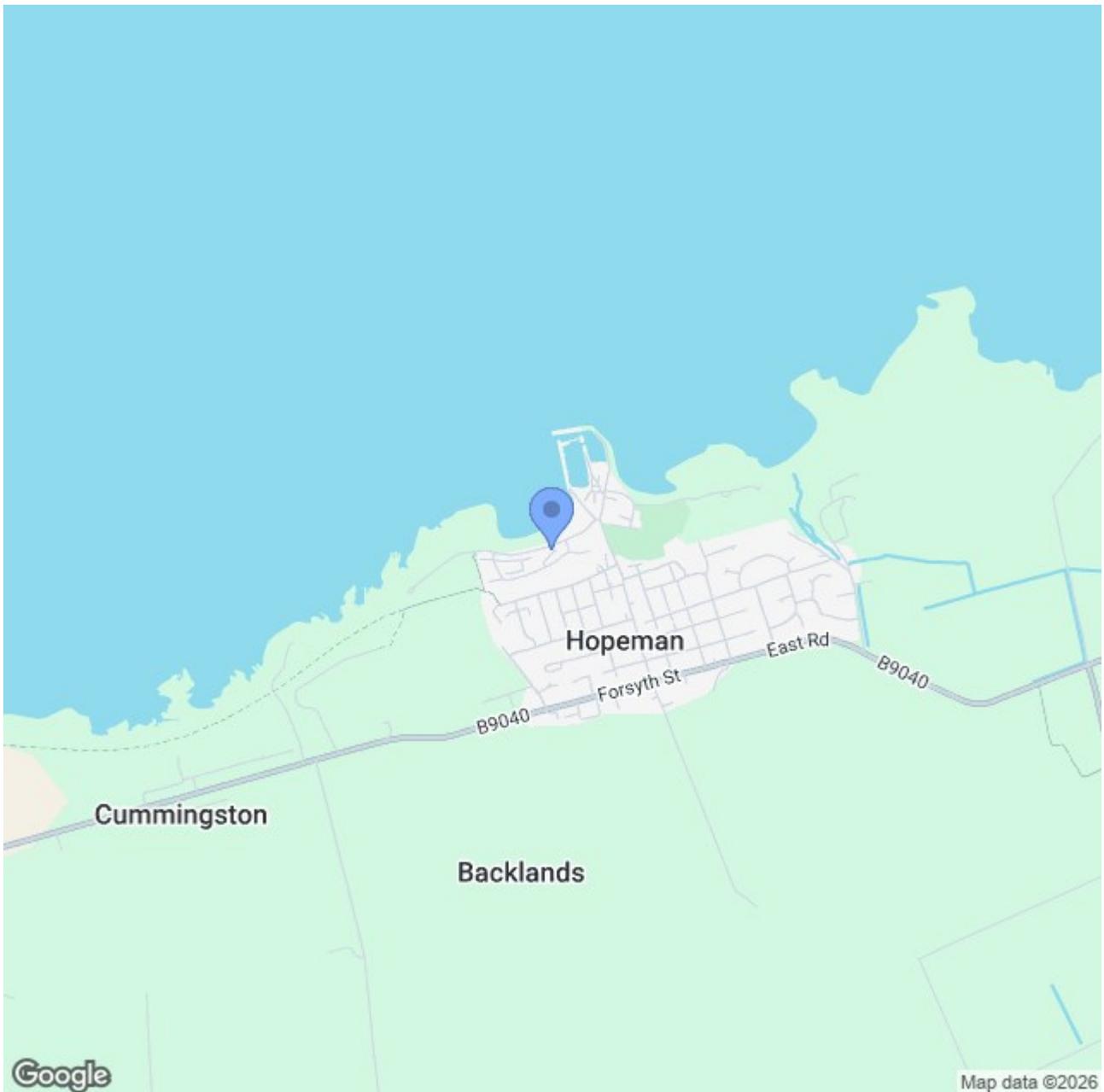
OUTSIDE

The garden to the front is laid to lawn which wraps round the house to a substantial area of lawn to the rear. The lower area of garden has been paved & leads to the garage.

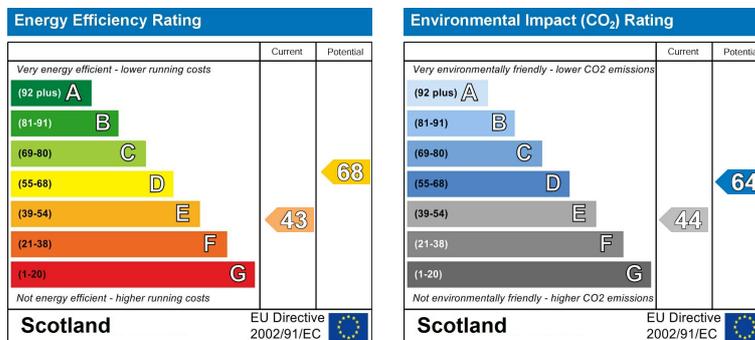
NOTES

Included in the asking price are all carpets and fitted floor coverings, all light fittings, all bathroom & WC fittings, the oven, hob & hood & washer/dryer in the kitchen.

Area Map



Energy Efficiency Graph



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