



Struan, 1 Farquhar Street, Hopeman, IV30 5SN



We are delighted to present this fabulous three-bedroom stone-built home, beautifully maintained and presented in immaculate condition throughout.

The spacious accommodation comprises an entrance porch, welcoming hallway, bright lounge, dining room, well-appointed kitchen, utility room, WC, and a ground-floor bedroom. On the first floor, there are two further generously sized bedrooms and a modern shower room.

Externally, the property benefits from a large driveway providing ample off-street parking, a single garage, an attractive front garden, and a private courtyard-style rear garden, offering low-maintenance outdoor space.

Ideally situated in the heart of the popular coastal village of Hopeman, the property is within easy walking distance of the local primary school, picturesque harbour, and beautiful sandy beaches, making it an excellent choice for families, retirees, or anyone seeking a coastal lifestyle.

An internal viewing is strongly recommended.

EPC Rating Band “E”

OFFERS OVER £300,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Entrance Vestibule – 4'10" (1.46m) x 3'4" (1.01m)

Access to the property is via a secure uPVC entrance door with a double-glazed glazed panel insert and matching overhead double-glazed window, opening into the entrance vestibule.

The vestibule features a pendant light fitting, carpet matting to the floor, wall-mounted shelving, and a built-in cupboard housing the consumer unit (fuse box). A further built-in storage cupboard provides wall-mounted coat hooks, offering practical space for coats and shoes.

A glazed internal door leads through to the main hallway.



Hallway – 6'3" (1.89m) x 3'6" (1.06m) extends to 18'3" (5.56m) x 3'2" (0.96m)

The welcoming entrance hallway features two pendant light fittings, coving to the ceiling, a smoke alarm, wall-mounted doorbell chime, double radiator, central heating thermostat, and a double power socket.

Doors provide access to the lounge, dining room, kitchen, ground floor bedroom, utility room, and cloakroom. A staircase rises to the first-floor accommodation.

Lounge – 12'4" (3.76m) x 12'8" (3.86m) within the bay window recess

The bright and spacious lounge is beautifully presented and features a pendant light fitting with decorative ceiling rose, elegant cornicing, and deep skirting boards, all adding to the room's character. A laminate wood floor flows throughout, while a uPVC double-glazed window to the front aspect, fitted with a chrome curtain pole and curtains, allows for an abundance of natural light.

The focal point of the room is the attractive stone fireplace incorporating a multi-fuel burning stove, creating a warm and inviting atmosphere. Further benefits include an upright radiator, smoke alarm, TV and BT points, and a selection of power sockets.





Kitchen – 11'11" (3.62m) x 8'7" (2.61m)

The fitted kitchen is well appointed with a range of wall and base units complemented by roll-top work surfaces. Integrated appliances include a single electric oven, ceramic hob with a stainless-steel chimney-style extractor hood above, dishwasher and ceramic tiled splashbacks.

A one-and-a-half bowl composite sink with drainer and chrome mixer tap is positioned beneath a uPVC double-glazed window to the rear aspect, fitted with a Roman blind. There is also space for a freestanding fridge/freezer.

Further features include tile-effect flooring, a double radiator, strip light fitting, coving to the ceiling with a heat detector, a central heating control panel, and a selection of double power sockets.

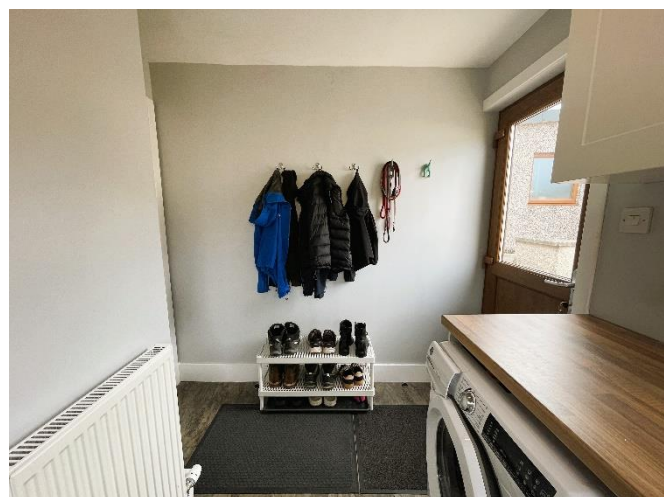




Utility room – 8'5" (2.56m) x 5'7" (1.7m) plus door access

The practical utility room is fitted with a range of wall and base units with roll-top work surfaces, providing additional storage and workspace. A stainless-steel sink with drainer and chrome mixer tap is inset into the work surface, with under-counter space and plumbing for a washing machine or washer/dryer.

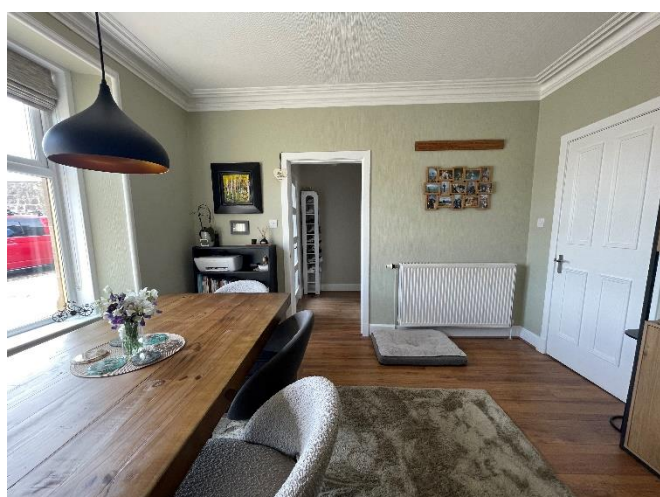
Further features include a single radiator, ceiling light fitting, wall-mounted coat hooks, tile-effect laminate flooring, and a uPVC double-glazed window overlooking the rear garden. A secure uPVC door with a glazed inset provides direct access to the garden, while two double power sockets complete the room.



Dining Room – 12'6" (3.81m) x 12'0" (3.66m) plus bay window recess

The dining room is a bright and inviting space, featuring a pendant light fitting, decorative cornicing, smoke alarm, double radiator, and laminate wood flooring. A large uPVC double-glazed window to the front aspect, fitted with a Roman blind, creates a wonderfully bright living space.

The focal point of the room is the attractive stone fireplace with a slate hearth, incorporating a wood burning stove, which has recently been installed. The room also benefits from a TV point and a selection of power sockets. A door provides access through to the kitchen.



Bedroom 3 – 8'9" (2.66m) x 12'3" (3.73m) plus window recess

The ground floor bedroom is a versatile room that could equally be utilised as a home office or study, if required. It features a pendant light fitting, laminate wood flooring, a double radiator, and a selection of power sockets. A uPVC double-glazed window to the side aspect, fitted with a Roman blind, allows for plenty of natural light.



Cloakroom – 5'6" (1.67m) x 2'10" (0.85m)

The ground floor cloakroom is fitted with a low-level WC and a wall-mounted wash hand basin with a chrome mixer tap, complemented by a tiled splashback and wall-mounted mirror. Additional features include a ceiling light fitting, extractor fan, and tile-effect laminate flooring.

A built-in understairs storage cupboard with fitted shelving provides useful additional storage space.



Staircase & Landing

A carpeted staircase leads to the first-floor accommodation. The landing features a pendant light fitting, smoke alarm, loft access, double power socket, and fitted carpet flooring. A double-glazed Velux window overlooking the front aspect allows natural light into the space.

Doors lead from the landing to two bedrooms and the family bathroom.

Bedroom 1 – 12'5" (3.78m) x 13'5" (4.08m) plus dormor space 5'7" (1.7m) x 4'6" (1.36m)

The spacious master double bedroom features a pendant light fitting, double radiator, TV point, and a selection of double power sockets. A generous built-in wardrobe area provides excellent storage with both shelving and hanging space.

A bay-style uPVC double-glazed window with a deep-set windowsill, fitted with blinds, overlooks the front aspect. A further built-in cupboard provides access to the eaves, which benefits from lighting and flooring, creating a useful additional storage area.



Bedroom 2 – 12'5" (3.78m) x 13'5" (4.08m) plus dormor space 5'7" (1.7m)x 4'6" (1.36m)

The spacious double bedroom features a pendant light fitting, double radiator, fitted carpet flooring, TV point, and a selection of power sockets. A dormer-style uPVC double-glazed window with a deep-set windowsill and Perfect Fit blinds overlooks the front aspect, allowing natural light into the room.



Shower room – 5'4" (1.62m) x 5'10" (1.77m)

The modern family bathroom features a contemporary suite comprising a low-level WC and vanity wash hand basin with chrome mixer tap. The room is complemented by mid-height wall tiling, a wall-mounted mirror, and an upright radiator.

A walk-in shower enclosure with a Mira Sport electric shower, full-height tiled surround, and glass retractable shower screen doors provides a stylish and practical bathing area. Further features include two ceiling light fittings, extractor fan, tile-effect vinyl flooring, wall-mounted shelving, and an obscure uPVC double-glazed window to the rear aspect fitted with a Venetian blind.



Driveway & Garage – 19'0" (5.79m) x 10'6" (3.2m)

To the front of the property is a generous area providing off-road parking, laid with stone chippings and offering convenient access to the entrance of the home.

The garage benefits from an up-and-over door, an obscure double-glazed window, and a side service door providing access from the rear garden. Internally, the garage features a concrete floor, breeze block walls, profile sheet corrugated roof, strip lighting, a separate fuse box, and a selection of power sockets.



Front & Rear Garden

The front garden is enclosed by a wall boundary with wrought iron gates providing access to a further parking area. The garden is mainly laid to lawn with stone-chipped borders, creating an attractive and low-maintenance outdoor space. A large, paved patio area provides an ideal space for outdoor seating and entertaining, with a walled planting area to one side featuring established shrubs and rhubarb.

The rear garden is also designed for ease of maintenance and is enclosed within a wall boundary. It features a paved patio area with stone-chipped borders, providing a practical outdoor space. Additional benefits include a wood store with profile sheet corrugated roof, oil tank, Grant oil boiler, external lighting, and a pull-out washing line.

A stepped access, retained by a wall boundary, provides a pathway to the garage and rear gate, which leads out to the back lane. A stone-chipped pathway continues around the side of the property, providing access to the front garden.





Note 1 –

All floor coverings, light fittings, integrated appliances, blinds and curtain poles are included in the sale.

Council Tax Band Currently “C”

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

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