



32 Harbour Street

Hopeman, IV30 5RU

Offers Over £115,000

ccl
PROPERTY



Harbour Street

Hopeman, Elgin, IV30 5RU

CCL Property are delighted to offer for sale this two bedroom terraced house set in the heart of the village of Hopeman. Spanning two floors the property comprises of entrance hall, bright Living Room, Kitchen Diner, 2 double bedrooms and Bathroom. Garden to the rear. Within easy walking distance of the beach and lovely scenic walks. This would be an ideal first time purchase or an investment opportunity for long term or holiday rental.

The property is located in an ideal location, within easy reach of the beach and all local amenities. Hopeman features a number of local amenities offering a selection of shops, post office, hotel, pub and a primary school. Also, a lovely 18 hole golf course. The traditional and thriving market town of Elgin, 7 miles from Hopeman is regarded as the commercial and administrative capital of Moray and is home to a greater array of amenities. Elgin is home to the Moray College UHI, two secondary schools and further benefits from a number of retail, sport, leisure and transport facilities. Elgin is extremely well served through various established transport links including its railway station and main bus terminus. The larger cities of Inverness and Aberdeen are both within easy distance. Both locations offer a large range of services and both benefit from airports.





The Property

A lovely traditional two bedroom terraced house with spacious accommodation on two floors. With a garden to the rear, and easy reach of all local amenities, the beach and coastal walks. The property benefits from electric heating and double glazing. All carpets, floor coverings, curtains and light fittings are included in the sale. White goods and items of furniture can be left as seen if required.

Accommodation:

Entrance Hall:

Accessed via an exterior door from the street into the bright entrance which in turn gives access to the Living room and has a staircase leading to the upper floor.

Living Room (3.20m x 4.70m)

A comfortable bright room with window to the front. A fireplace with an electric stove creates a cosy feel. Arched display recess with shelving to the side of fireplace. Door to the rear hall.

Rear Hall:

The rear hallway is an excellent storage area and also gives access to the kitchen and rear garden.

Kitchen Diner (3.00m x 2.51m)

Fitted with a good range of white wall and base units with contrasting wood work tops, incorporating a stainless steel sink and drainer and with white tile splashback. Slot in electric cooker with extractor hood. Space and plumbing for washing machine. Space for table and chairs. Double aspect windows.

Upper Landing:

Carpeted staircase leads to the spacious upper landing which provides access to both bedrooms and bathroom. Window providing excellent natural light. Overhead meter cupboard.

Bedroom: (4.65m x 2.77m)

Spacious double room to the front decorated in neutral tones. Double wardrobe and further shelved cupboard provide excellent storage.

Bathroom: (2.95m x 2.15m)

Bathroom fitted with a 3 piece white suite, comprising of WC, wash hand basin and bath with separate large shower cabinet with electric shower installed and grey aqua panels. Frosted window to the rear. Double storage cupboard housing the hot water tank.

Bedroom: (4.65m x 3.15m)

A further double bedroom again to the front with ample space for freestanding furniture.

External

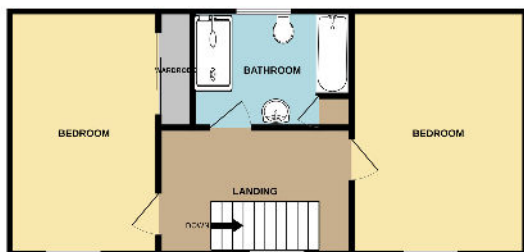
Garden area to the rear with an area laid to lawn, path to the rear gate for access with bins. Slabbed patio area and steps up to the rear door. Wooden garden shed.



GROUND FLOOR

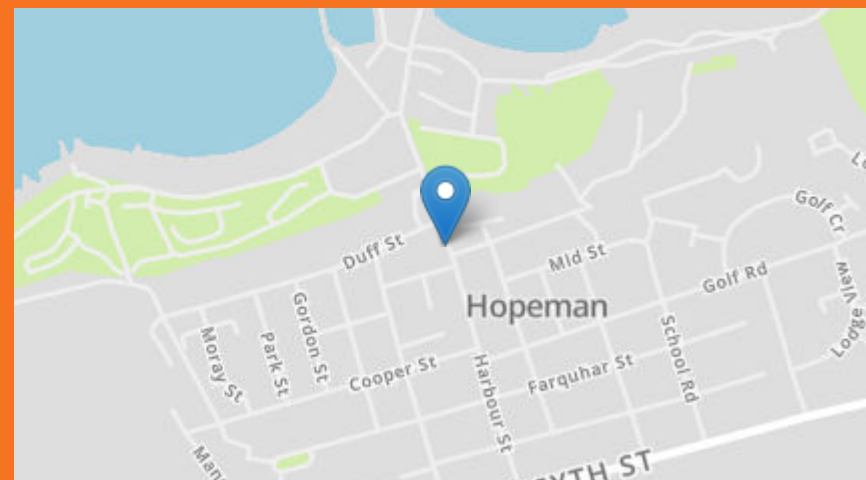
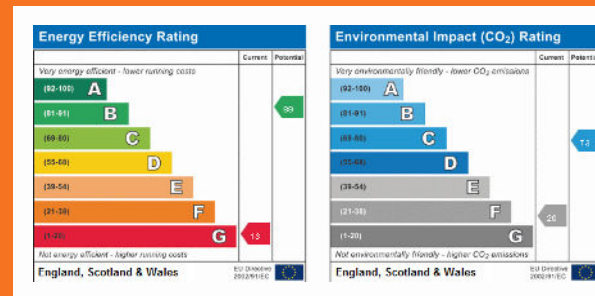


1ST FLOOR



32 HARBOUR STREET, HOPEMAN, IV30 1BU

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other fittings are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their accuracy or efficiency can be given.
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