




McEwan Fraser Legal
Solicitors & Estate Agents
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50 Harbour Street

HOPEMAN, ELGIN, IV30 5RU



Hopeman is an attractive coastal village situated on the shores of the Moray Firth in the North East of Scotland. The entire area is known for its outstanding natural beauty and thriving tourist trade. The sandy beaches and picturesque harbour are popular with families during the summer months. For the sports enthusiast, the scenic golf course is always popular. The village has a Post Office, a selection of shops, a primary school and banking facilities.

The Moray coast is renowned for its picturesque fishing villages and magnificent golf courses. The course at Hopeman boasts The Priesnach, one of the most stunning par three holes in the country. Sandy beaches are a short walk away, Hopeman East Beach has been listed in the good beach guide. The cities of Elgin and Inverness are short drives away, and to the South, the Grampian Mountains and the Cairngorms range are easily accessible.

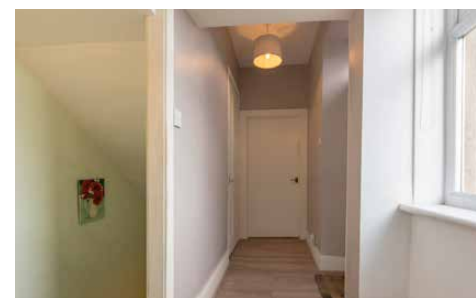
Elgin, a cathedral city is within easy commuting distance and is convenient for other services and provides everything one would expect with modern day city living. Extensive educational facilities are available including schools and colleges. It boasts numerous leisure facilities including, health clubs, swimming pools, ice rink and many local golf courses. Banks, restaurants, cafés, pubs, local shops and supermarkets can be found in and around the city.

A fantastic Moray location which would suit an active family or equally a retired couple that would enjoy the beautiful scenery, wildlife and walks which are within easy reach of their home.



The Location

Hopeman, Elgin, IV30 5RU



The Property

50 Harbour Street, Hopeman, Elgin, IV30 5RU

McEwan Fraser Legal is delighted to present this 4 bedroom traditionally built villa in a popular Moray coastal village. The property offers flexible living over three floors that would suit various family needs.

The exterior of the building is a traditional stone-built cottage located in a sought after area of the village. This property has the added benefit of a private secure rear garden which also provides private off street parking. The overall feel of the property is cosy with flexible interior space which has been well thought out and utilised over three floors.

The entrance hall gives access to the middle floor area and comprises of the hallway with stairs to the lower floor level, main lounge with a feature surround and open cast iron fireplace an entrance from this room leads to a generous study, a large double bedroom also with a fireplace with views to the north-west completes the accommodation on this floor.

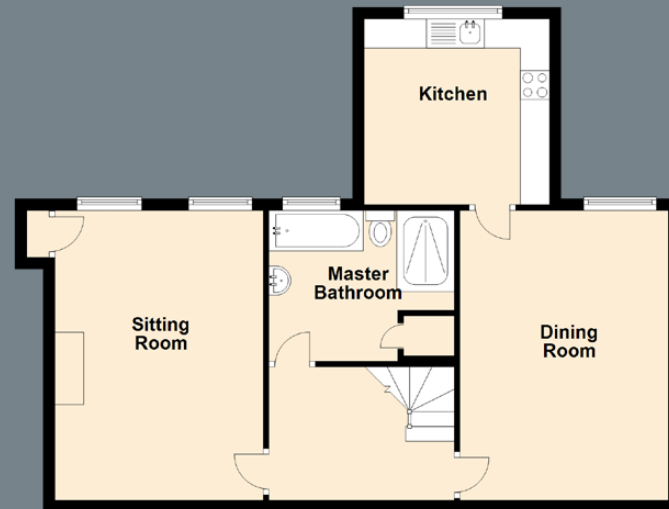
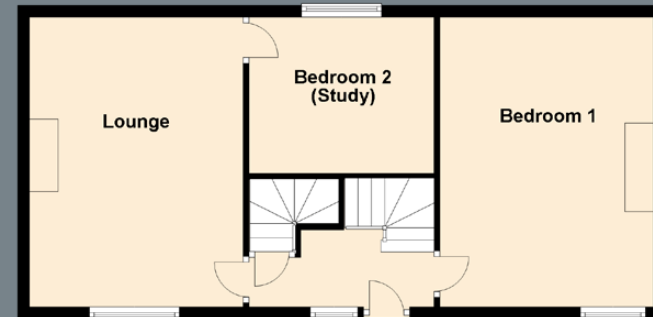
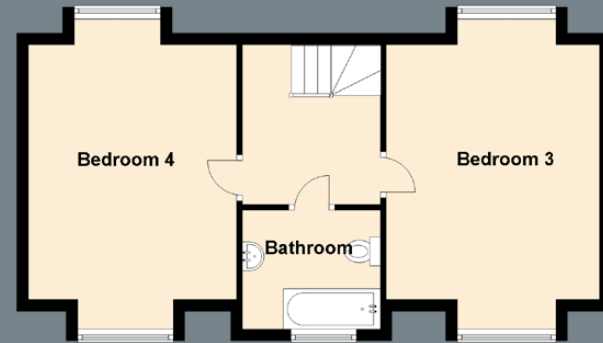
The kitchen is on the ground lower level with access to the rear of the property. The kitchen has ample base and wall units and space for utilities and appliances, the dining room provides generous space for dining and additional seating, the main family bathroom is also on this floor and has a separate shower unit and bath which is in excellent decorative order.

The third floor has two double bedrooms with double dormer windows to the front and rear elevation, a second bathroom is located on this floor which serves these two bedrooms.

Outside the garden has access via steps from the main street, there is a large storage shed, perfect for secure storage of bikes and garden tools, the garden is enclosed and provides a safe environment for children and pets and has the benefit of off street parking if required.

This property provides a wonderful family home in a central location. The property's space, both inside and out makes it suitable for a family home or retreat whilst allowing easy access to the village facilities and local amenities.

Early viewings are highly recommended and by appointment only.



The Details

Floor plan, dimensions, location

Approximate Dimensions (Taken from the widest point)

Ground Floor	
Sitting Room	5.00m (16'5") x 3.60m (11'10")
Kitchen	3.20m (10'6") x 3.20m (10'6")
Dining Room	4.80m (15'9") x 3.60m (11'10")
Master Bathroom	3.20m (10'6") x 2.60m (8'6")

First Floor	
Lounge	5.00m (16'5") x 3.70m (12'2")
Bedroom 1	5.00m (16'5") x 3.70m (12'2")
Bedroom 2 (Study)	3.20m (10'6") x 2.70m (8'10")

Second Floor	
Bedroom 3	4.40m (14'5") x 3.60m (11'10")
Bedroom 4	4.40m (14'5") x 3.60m (11'10")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m²): 156m² | EPC Rating: E

Extras (Included in the sale): All fixed floor covering, curtains, blinds and white goods are included in the sale, items of furniture are available by separate negotiation. The property benefits from oil-fired central heating and double glazing.

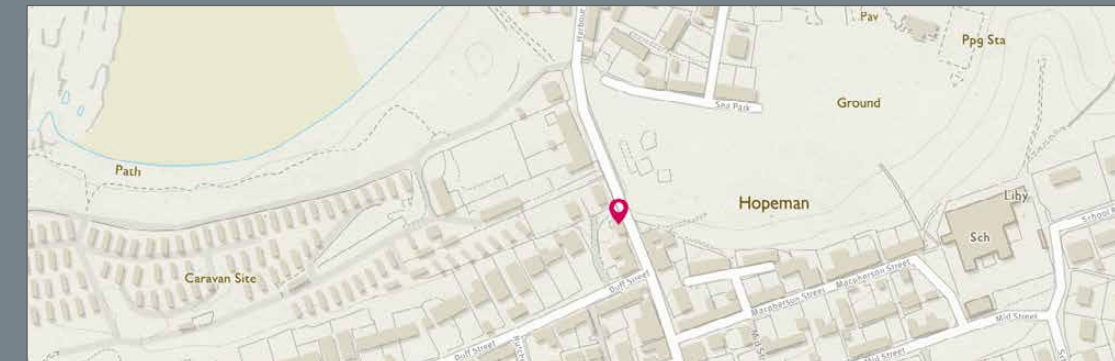


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