

8 Gordon Street

HOPEMAN, ELGIN, MORAY, IV30 5SF



An immaculate fully renovated five-bedroom three-bathroom semi-detached dwelling situated in a desirable coastal village on the renowned Moray Coast



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McEwan Fraser Legal is delighted to offer to the market this five-bedroom three-bathroom semi-detached dwelling which has been renovated and modernised to the highest of specifications with the quality of workmanship being evident at every turn. Offering spacious and versatile living accommodation over two floors, and is presented to the market in an immaculate walk-in condition. This charming property offers a perfect blend of traditional stone and slate dwelling and modern decor. With its versatile layout, it can be set up as an ideal family home that would suit the extended family.

Further benefitting from a multitude of stylish fittings and finishings with immaculate fresh neutral decor, full double glazing, and oil central heating. This substantial property with many potential opportunities will make a superb family home with room to grow. Early viewing is a must and is highly recommended you will not be disappointed.

THE LOUNGE



The welcoming hall leads to all accommodation, the lounge is of a good size and would fit multiple styles of furniture and dining furniture if required.

THE KITCHEN



Recently fitted bespoke kitchen with integrated quality appliances, and ample space for a four-person dining table. The kitchen leads to the spacious utility room which has the bonus of a guest WC and shower room conveniently placed to manage household chores, and messy dogs and children returning from the beach.

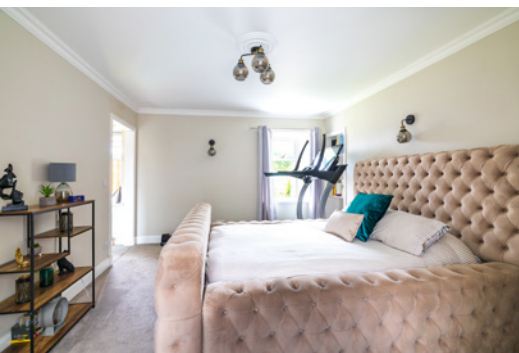


THE UTILITY & SHOWER ROOM



The second reception room has been converted into a master bedroom with an en-suite shower and dressing area.

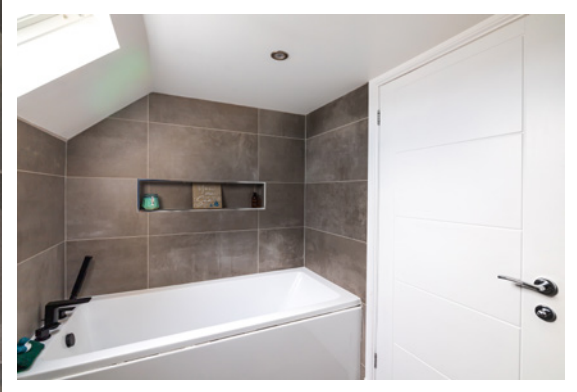
THE MASTER BEDROOM





A carpeted stairway with metal balustrade leads upstairs where there are four double bedrooms all of similar size, a centrally located family bathroom completes the accommodation on this floor.

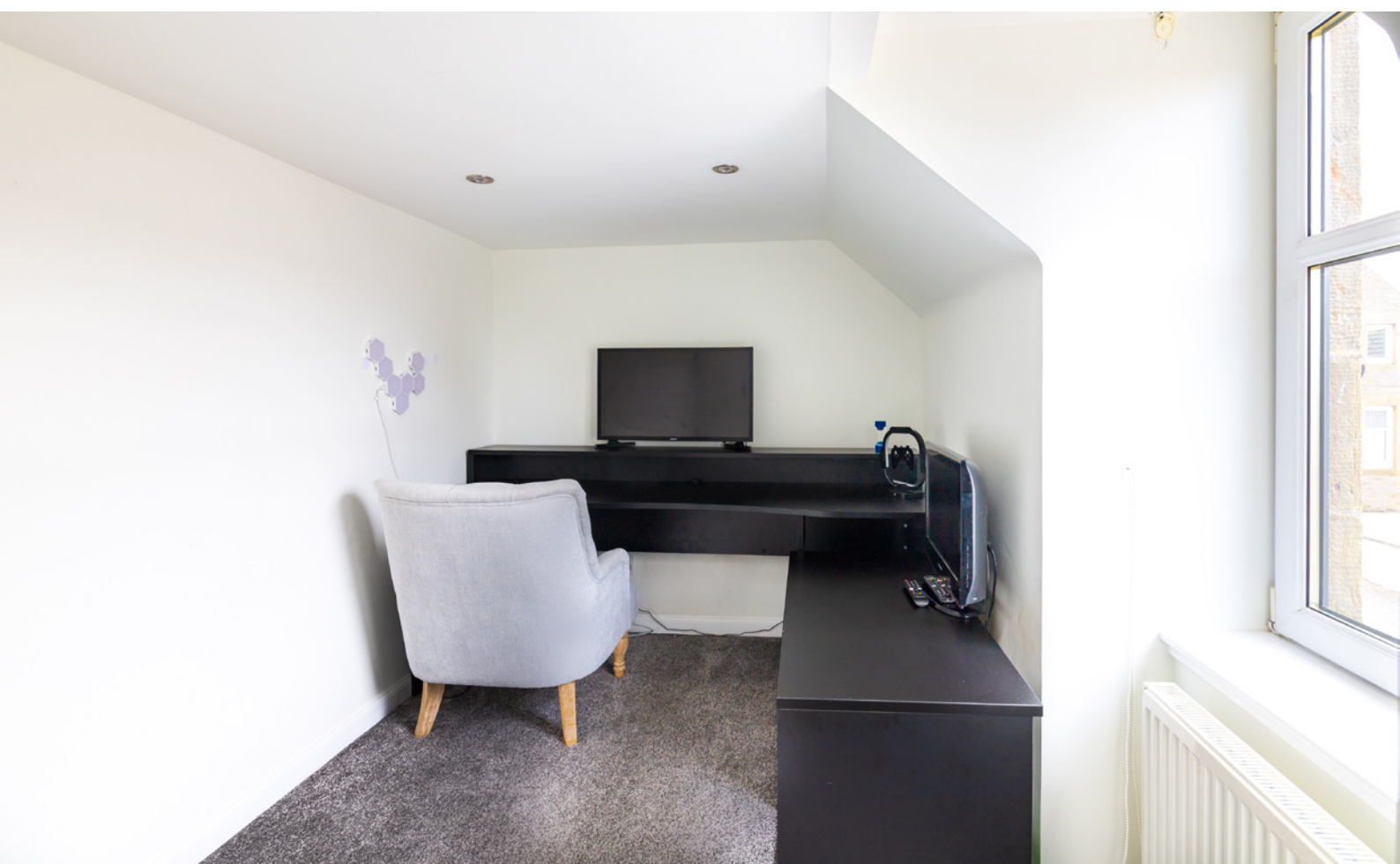
THE BATHROOM



BEDROOMS 2 & 3



BEDROOMS 4 & 5

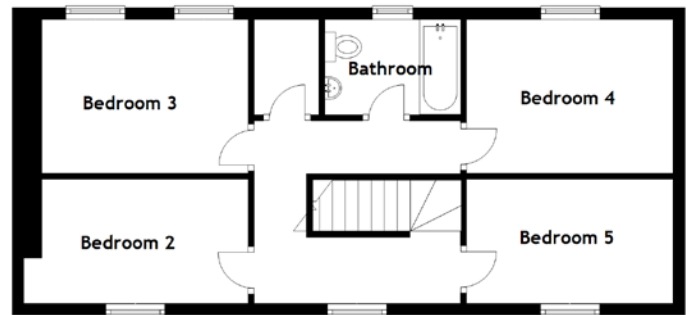


There is free on-street parking immediately in front of the property, to the side a gated wall leads to a pretty rear garden with a lawn and patio seating area, perfect for outdoor relaxation and some alfresco dining also providing a secure environment for children and pets. A large stone-built garage with a wooden extension has the potential for multiple uses and both have power and light.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

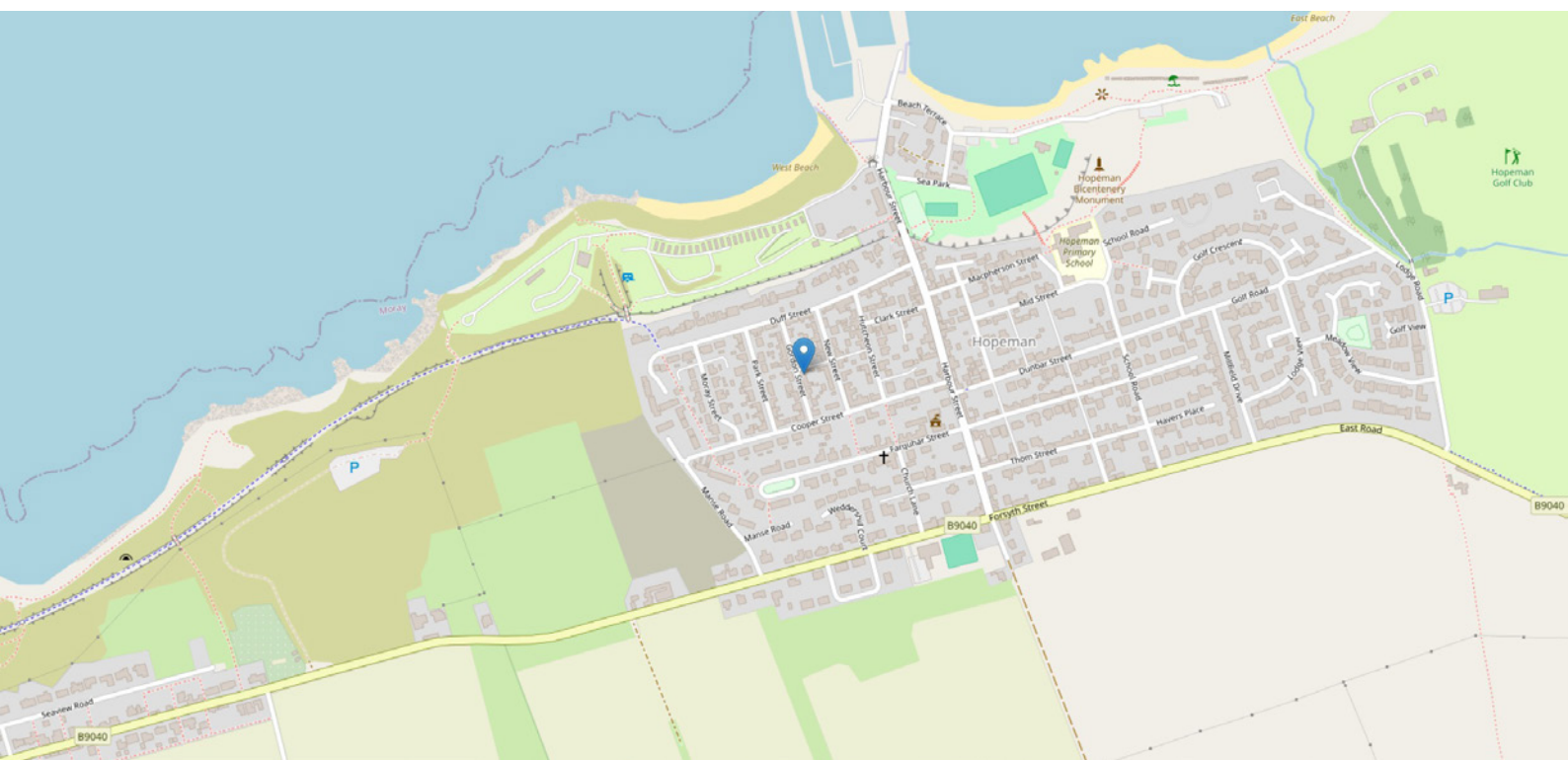


Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.60m (11'10")
Kitchen	3.70m (12'2") x 3.60m (11'10")
Utility	4.20m (13'9") x 2.90m (9'6")
Shower Room	1.50m (4'11") x 1.50m (4'11")
Master Bedroom	4.80m (15'9") x 3.60m (11'10")
Dressing Area	2.50m (8'2") x 2.10m (6'11")

En-suite	2.50m (8'2") x 2.10m (6'11")
Bedroom 2	3.70m (12'2") x 2.10m (6'11")
Bedroom 3	3.70m (12'2") x 2.50m (8'2")
Bedroom 4	3.50m (11'6") x 2.50m (8'2")
Bedroom 5	3.50m (11'6") x 2.10m (6'11")
Bathroom	2.30m (7'7") x 1.60m (5'3")

Gross internal floor area (m²): 139m²
EPC Rating: E



THE LOCATION

Discover Hopeman, a charming coastal village nestled on the Moray Firth shores in the captivating northeast of Scotland.

Renowned for its exceptional natural beauty and vibrant tourism scene, the entire area exudes a welcoming charm.

Families flock to the sandy beaches and scenic harbour during the summer months, creating a lively atmosphere. For sports enthusiasts, Hopeman offers a picturesque golf course, a haven for those seeking both relaxation and recreation. The village itself boasts essential amenities, including a Post Office, a range of shops, a primary school, and convenient banking facilities.





Immerse yourself in the allure of the Moray coast, celebrated for its quaint fishing villages and magnificent golf courses. The Hopeman course features The Prieschach, a stunning par three hole, adding to the area's sporting allure. A short walk takes you to the sandy beaches, with Hopeman East Beach earning its place in the esteemed good beach guide.

Hopemans' proximity to cities such as Elgin and Inverness enhances its appeal, offering easy access to urban conveniences. The Grampian Mountains and the Cairngorms range to the south provide a picturesque backdrop, easily accessible for those seeking outdoor adventures.

Elgin, a nearby cathedral city, ensures a seamless blend of modern city living with extensive educational facilities, health clubs, swimming pools, ice rinks, and a myriad of local golf courses. Banks, restaurants, cafés, pubs, and supermarkets contribute to the city's vibrant lifestyle.



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