

53 Forsyth Street

HOPEMAN, ELGIN, IV30 5SY



Stunning three-bedroom detached coastal cottage in Hopeman with a spacious kitchen/family area, a flexible layout, a garden, a sunroom, a garage and parking



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Situated in the highly desirable coastal town of Hopeman, this beautifully presented detached cottage offers spacious, flexible living accommodation, perfectly suited for modern family life, holiday home buyers, or those seeking a peaceful seaside retreat.

THE KITCHEN / FAMILY AREA



At the heart of the home is the stunning extended kitchen/family area, a bright and sociable space ideal for everyday living and entertaining.



With direct access to the garden through patio doors, this truly is the hub of the home, seamlessly blending indoor and outdoor living. The property further benefits from a separate utility room, providing practical space for laundry and additional storage.



A versatile lounge offers flexibility and could easily be utilised as a fourth bedroom, depending on your needs. There is also a defined dining area, perfect for family meals or hosting guests.

THE LOUNGE



THE DINING ROOM



On the ground floor, you will find a generous double bedroom with an en-suite, featuring both a bath and a separate shower cubicle. A further WC on this level provides added convenience for guests.

BEDROOM 1





Upstairs, the property comprises two well-proportioned double bedrooms along with a modern shower room, completing the internal accommodation.

THE SHOWER ROOM



BEDROOM 2



BEDROOM 3



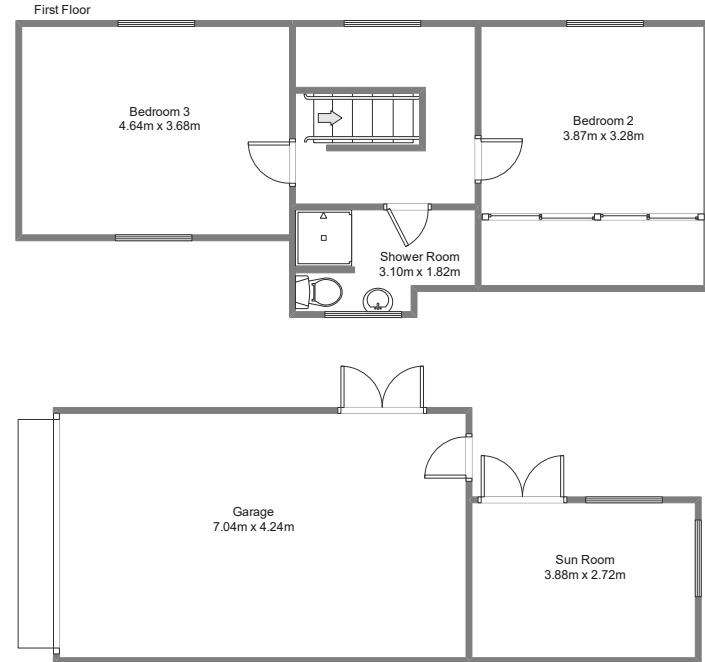
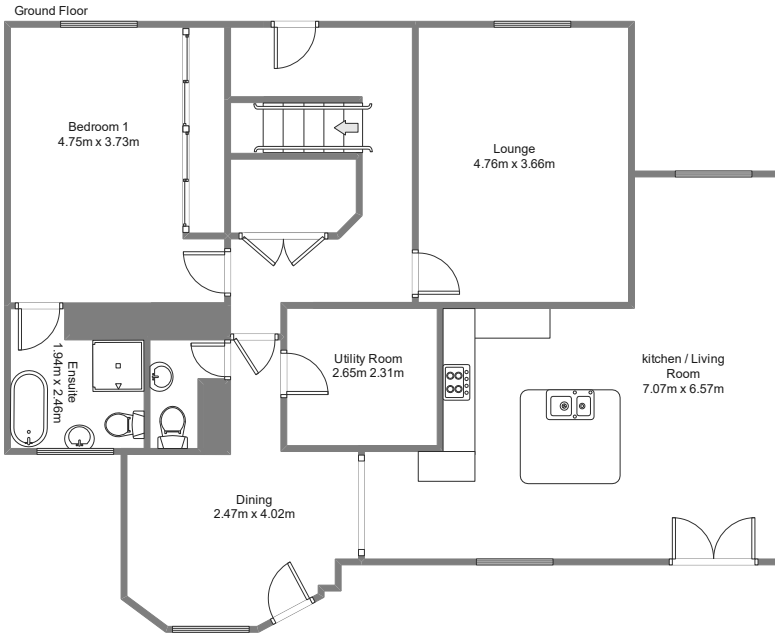
Externally, the home continues to impress. The beautifully maintained garden offers a peaceful and private outdoor space, ideal for relaxing or entertaining. To the rear of the garden, there is a garage along with a charming sunroom, adding further versatility and enjoyment of the outdoor setting. Beyond the garden fence, there is off-street parking for one vehicle directly in front of the garage.

EXTERNALS



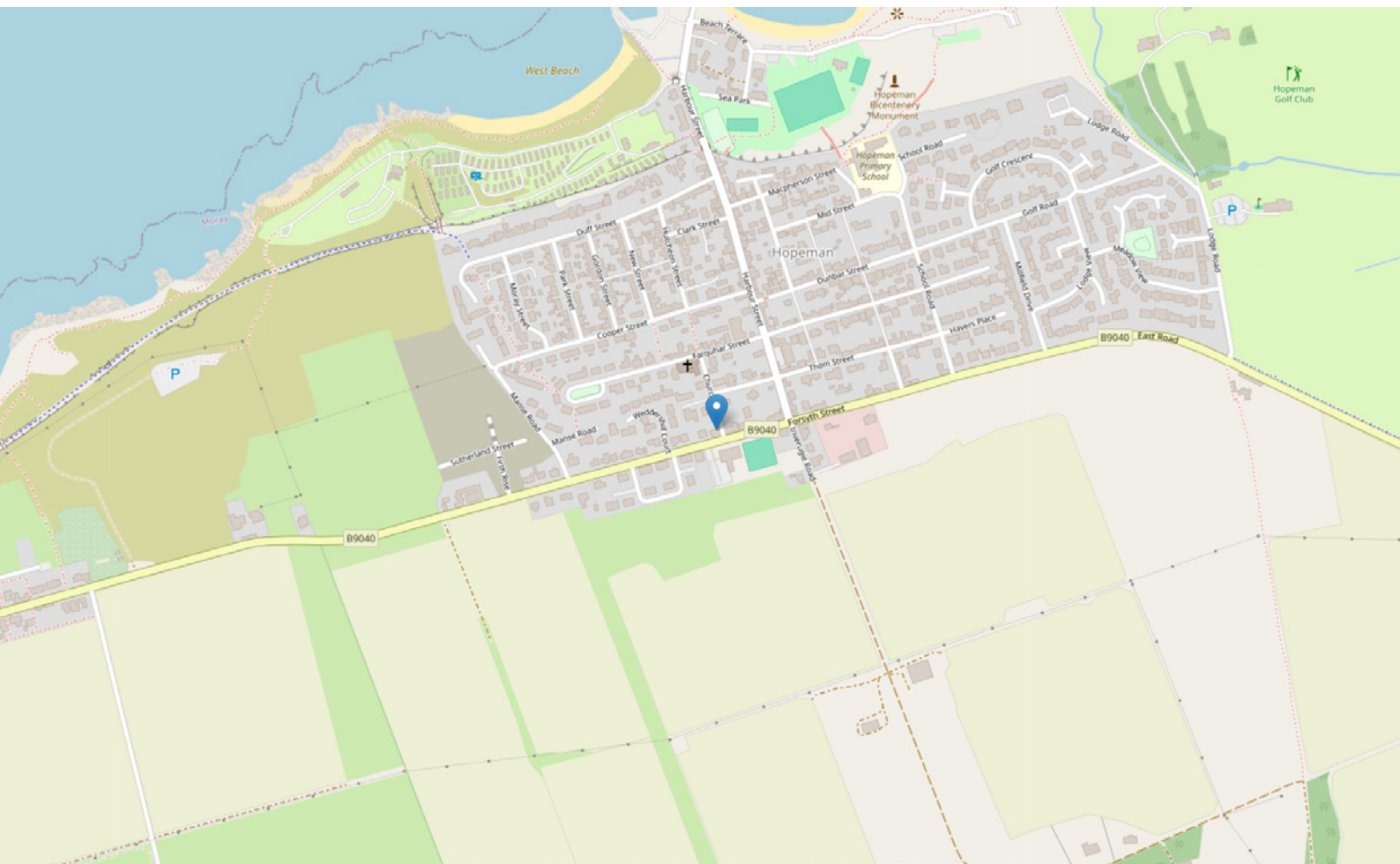


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 168m² | EPC Rating: E



THE LOCATION

Located on the beautiful shores of the Moray Firth, the popular coastal village of Hopeman is one of Moray's most sought-after seaside locations, known for its stunning beaches, welcoming community and relaxed pace of life. The village enjoys a picturesque harbour and two sandy beaches, including Hopeman East Beach, recognised in the Good Beach Guide, making it ideal for families, coastal walks and water sports. Hopeman also benefits from a well-regarded links course at Hopeman Golf Club, popular with both locals and visitors.





Everyday amenities are well catered for within the village, including local shops, a Post Office and primary schooling, while a wider range of facilities can be found in the nearby cathedral city of Elgin, just a short drive away, offering supermarkets, restaurants, leisure facilities and secondary education. The city of Inverness is also within easy reach, providing excellent transport links, including rail and airport connections.

Surrounded by the wider Moray coastline, famous for its fishing villages and scenic beauty, and within reach of the Cairngorms National Park, Hopeman offers an exceptional balance of coastal living and accessibility, making it an ideal location for a range of buyers.




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