



**Harper
Macleod LLP**
Estate Agents & Solicitors



7 Hutcheon Street, Hopeman, IV30 5SQ

Offers over £270,000

Situated in the heart of the popular coastal town of Hopeman, 7 Hutcheon Street is an ideal family home and within walking distance of the beach, harbour and local shops. The accommodation comprises on the ground floor entrance hallway, lounge/diner, dining kitchen, double bedroom, study/single bedroom, shower room and on the first floor two further double bedrooms, box room and a bathroom. The property further benefits from double glazing, oil central heating, garage and garden.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

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ENTRANCE HALLWAY

11'0" x 4'7" (3.36m x 1.41m)



uPVC and glazed entrance door; fitted carpet; ceiling light fitting.

BEDROOM 1

19'4" x 12'0" (5.90m x 3.66m)



Bay window to front; shelved recess; fitted carpet; ceiling light fitting.

LOUNGE DINER

24'2" x 19'1" at widest (7.39m x 5.83m at widest)



Bay window to front; and window to rear; fireplace with log-burner; fitted carpet; two ceiling light fittings and two wall light fittings.

INNER HALLWAY

Fitted carpet; ceiling light fitting.

STUDY/SINGLE BEDROOM

8'4" x 7'8" (2.55m x 2.35m)



Window to front; double built-in wardrobe; fitted carpet; ceiling light fitting.

SHOWER ROOM

6'11" x 4'1" (2.12m x 1.25m)



Window to side; roof window; sink; WC and shower enclosure with electric shower; towel radiator; vinyl flooring; inset ceiling spotlights.

DINING KITCHEN

16'6" x 9'8" (5.05m x 2.97m)



Two windows to rear; fitted kitchen in light wood effect; single built-in oven; induction hob and hood; integrated fridge; plumbing and space for washing machine; shelved storage cupboard; vinyl and carpet flooring; two ceiling strip lights.

STAIRCASE AND LANDING

Roof window; fitted carpet.

BOX ROOM

11'5" x 4'1" (3.50m x 1.26m)

Velux window to front; vinyl flooring; wall light fitting.

BEDROOM 2

12'1" x 10'11" (3.70m x 3.33m)



Window to front; two sets of double built-in wardrobes; fitted carpet; ceiling light fitting.

BATHROOM

9'11" x 6'5" (3.04m x 1.96m)



Window to rear; vanity mounted sink; WC and bath; built-in storage cupboard; fitted carpet; ceiling light fitting; wall mounted electric heater.

BEDROOM 3

11'11" x 10'11" (3.65m x 3.35m)



Window to front; two sets of double built-in wardrobes; fitted carper; ceiling light fitting.

GARAGE



Up and over door; power and light; window and personnel door to side.

OUTSIDE



The garden to the front is paved and bordered with mature shrubs. A driveway leads to the garage and provides off-street parking.

The fully enclosed rear garden has an area of lawn; well tended borders; Patio area: areas of low maintenance gravel; Summer house; Greenhouse; oil tank and boiler; Stone shed.

NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom and shower room fittings; the built-in electric oven, induction hob, hood and integrated fridge in the kitchen and the Summer house and Greenhouse in the garden.

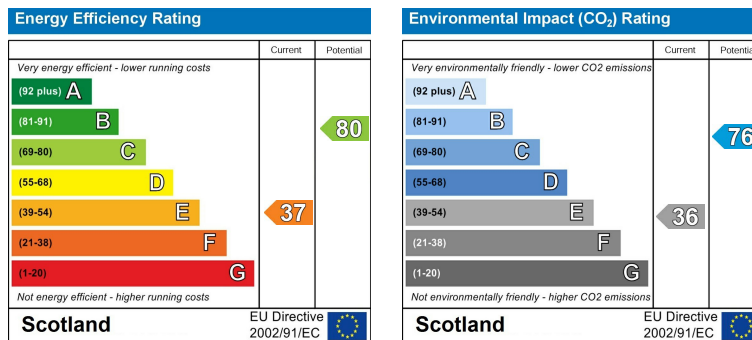
COUNCIL TAX BAND: D

VIEWING CONTACT THE SELLING AGENT

Area Map



Energy Efficiency Graph



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