



Situated in a popular North East coastal town
An ideal property for a growing family with excellent living space



17 Manse Road

Hopeman, Elgin, Moray, IV30 5TA



Scan Here!



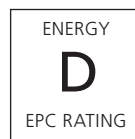
3 BED



1 BATH



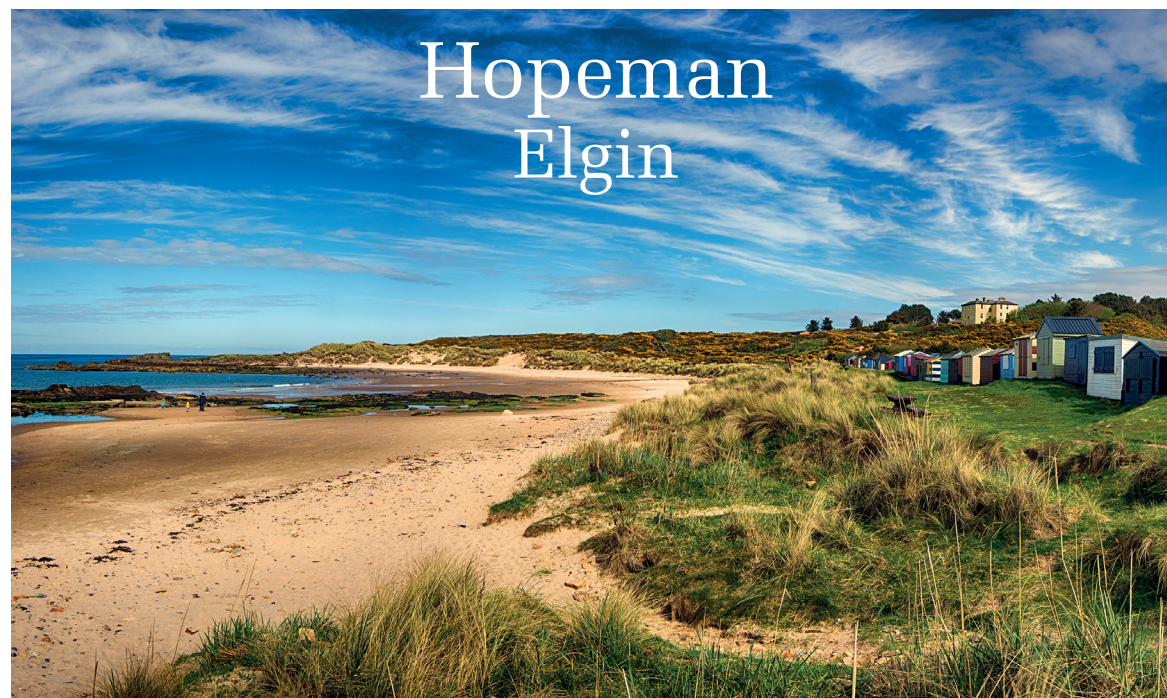
NEAR SEA



ENERGY

D

EPC RATING



Hopeman Elgin

The Moray coast is renowned for its picturesque fishing villages and magnificent golf courses. The course at Hopeman boasts The Prieslach, one of the most stunning par 3 holes in the country. The village of Hopeman is on the North East coast and has a good selection of shops and pubs. Sandy beaches are just five minutes walk away. The Hopeman East beach has been listed in the good beach guide. Elgin and Inverness are short drives away, and to the south the Grampian mountains are easily accessible.

Elgin is with-in 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 & 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.



17 Manse Road



Lounge and Study





This semi detached property has been extended and provides excellent living accommodation with many pleasing features. The accommodation comprises of. Ground floor: entrance hallway, study which could be used as a ground floor bedroom, generous lounge with glazed wall panels, a large modern kitchen with ample base and wall units with integrated appliances and composite worktops. There is excellent space for additional seating or dining with a lovely outlook to the neighbouring fields and towards the coast. Includes a feature brick wall with recessed display shelves. Utility room with access to the rear garden completes the

ground floor accommodation.

First floor: two double bedrooms with storage cupboards, one single bedroom, family bathroom with shower over the bath. The property sits in a corner plot and benefits from a mature enclosed garden with a mixture of shrubs, patio and hard landscaped areas which are easy to maintain. The property benefits from a single garage situated to the rear of the property which includes an additional storage area with a side door for access.

Early viewings are highly recommended.

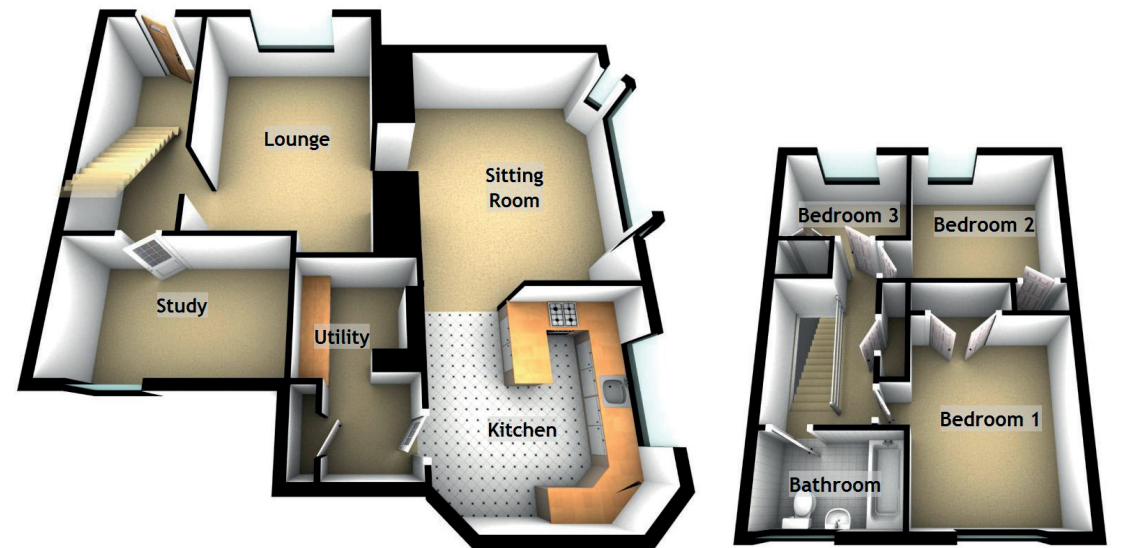


Kitchen and Sitting Room





Bedrooms & Bathroom



APPROXIMATE DIMENSIONS (Taken from the widest point)

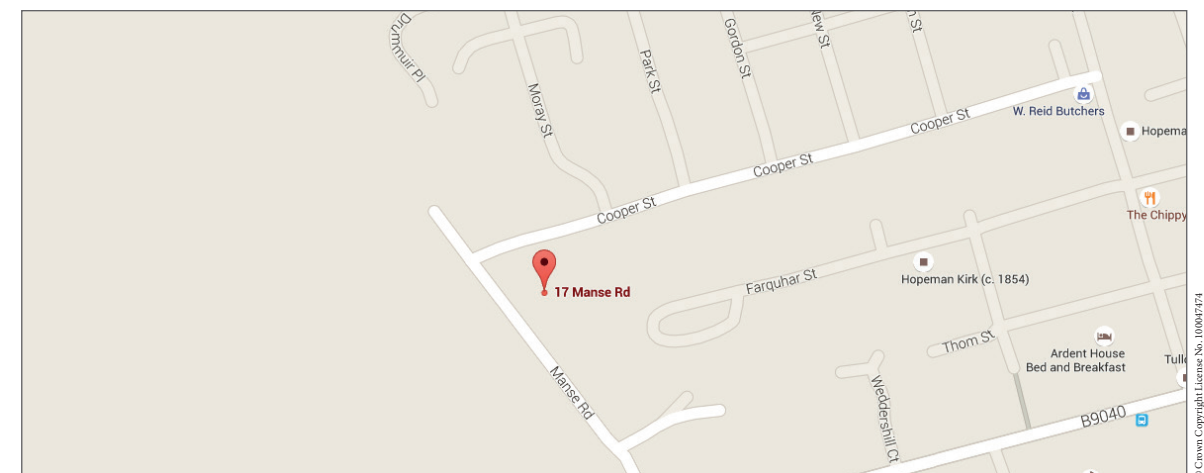
Sitting Room	4.80m (15'9") x 4.50m (14'9")
Kitchen	3.69m (12'1") x 3.60m (11'10")
Lounge	3.30m (10'10") x 2.00m (6'7")
Study	3.90m (12'10") x 2.40m (7'10")
Utility	3.50m (11'6") x 1.30m (4'3")
Bedroom 1	3.70m (12'2") x 2.90m (9'6")
Bedroom 2	2.80m (9'2") x 2.00m (6'7")
Bedroom 3	2.40m (7'10") x 1.90m (6'3")
Bathroom	2.40m (7'10") x 1.60m (5'3")

GROSS INTERNAL FLOOR AREA (M²)

113

EXTRAS (Included in the sale)

All floor covering, blinds and curtains where applicable.





Burghhead

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

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Text and description
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