




Solicitors & Estate Agents

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5 Cooper Street

HOPEMAN, ELGIN, IV30 5SD



Hopeman, Elgin

"..the entire area is known for its outstanding natural beauty and thriving tourist trade..."

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 Prieslach, one of the most stunning par three 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. 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 are easily accessible.

Elgin 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.



Lounge

5 Cooper Street

"...this will make a wonderful family home... and is truly in walk in-condition..."

The exterior of the building is a traditional stone-built cottage, heavily sought after in the area. This property has the added benefit of a sun-filled courtyard with well-maintained planting, seating and a walled parking space. There are several storage sheds outside as well as a charming summerhouse with large windows. The overall feel of the property is cosy, nevertheless the interior space has been well thought out and utilised. The property has been finished to a high quality, evident in the woodwork, carpeting and bathroom/kitchen fittings.

The entrance hall gives access to the main living area, complete with art alcoves, a log burning stove and beautiful solid wood surround with stone hearth. The kitchen is to the rear of the property and is situated adjacent to the living room, creating a lovely area for entertaining. The L-shaped, wall-to-floor units and integrated appliances are in excellent condition and there is plenty of space for a breakfasting area. Access to the patio is from the kitchen, giving the room a bright and airy feel.

The main family bathroom is also off the ground floor hallway, with separate shower and bath units. It is in excellent decorative order.

The ground floor accommodation is completed with a generous-sized master bedroom and a further room that could function as a study, den, play room or further bedroom. Stairs to the first floor are situated here.

The first floor has a large square landing that leads to three, spacious bedrooms in total. One of these is accessed through an open archway and steps down from the other bedroom. The Velux windows allow an abundance of light in to the top floor and the decoration is in perfect condition.

Outside the garden features two excellent utilities, an excellently sized storage shed, perfect for bike and other outdoor goods, as well as a log store for the lounge's fire place.

This will make a wonderful family home that would require no work to be carried out on sale and is truly in walk in condition. The property's space, both inside and out will make it a suitable home or retreat whilst allowing easy access to the village centre and local amenities.



Kitchen & Study





Bedrooms & Bathroom



Property Specifications

Dimensions | Floor Plan | Location

Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.50m (11'6")
Kitchen	3.50m (11'6") x 3.30m (10'10")
Bathroom	3.20m (10'6") x 2.20m (7'3")
Bedroom 1	3.50m (11'6") x 3.20m (10'6")
Bedroom 2	3.60m (11'10") x 3.20m (10'6")
Bedroom 3	3.30m (10'10") x 3.20m (10'6")
Bedroom 4	4.40m (14'5") x 3.30m (10'10")
Bedroom 5/Study	3.50m (11'6") x 3.20m (10'7")

Gross internal floor area (m²) - 133m²

EPC Rating - F

Extras
(Included in the sale)

Floor coverings, blinds and curtains where applicable are included in the sale. All white goods to be included in sale. Some furniture available under separate negotiation

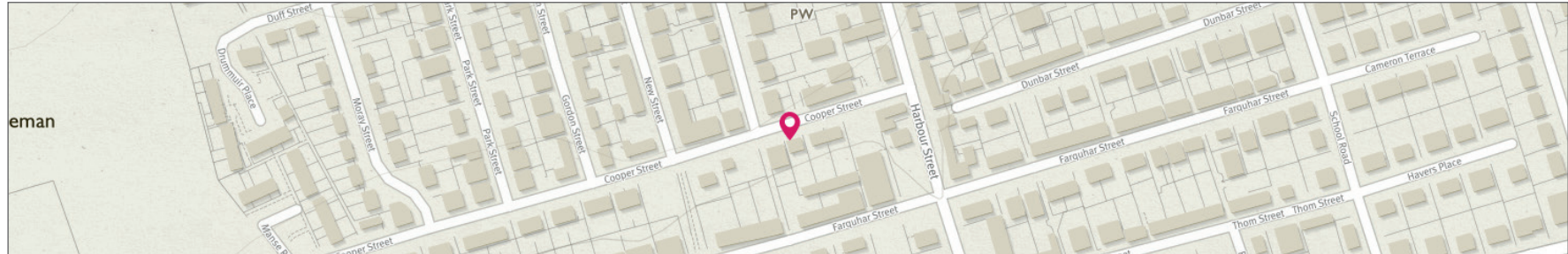
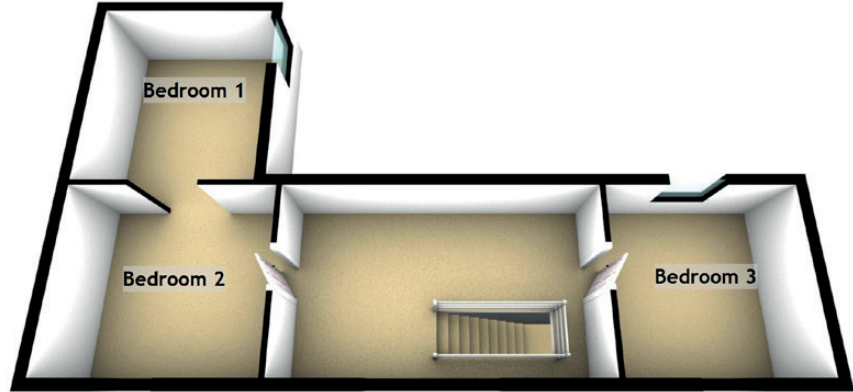
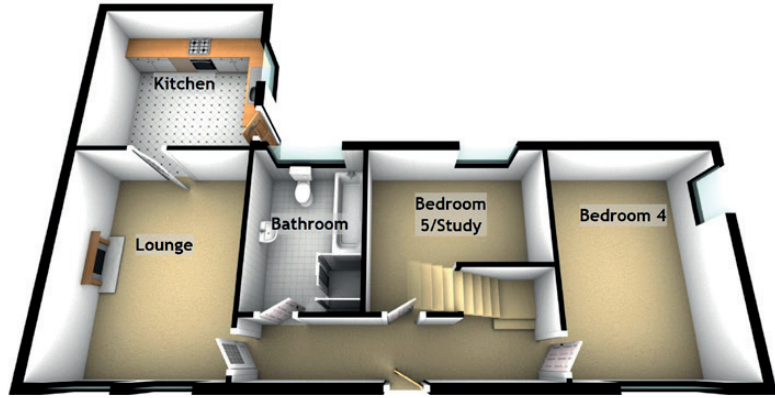


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