



55B THOM STREET, HOPEMAN IV30 5TB



We are delighted to offer this 4/5 Bedroom Detached Bungalow situated in the popular coastal town of Hopeman.

This family home enjoys a quiet residential area, whilst being conveniently located within close proximity to the local amenities which includes a variety of shops and services, primary school, golf course and fantastic beaches.

Accommodation comprises; Hallway, Lounge, Family Room, Dining Kitchen, Utility Room, Master Bedroom with En Suite, 3 Further Bedrooms and Family Bathroom.

The property further benefits from Double Glazing, Oil Central Heating, Garage, Off Street Parking and Enclosed Garden.

EPC Rating C

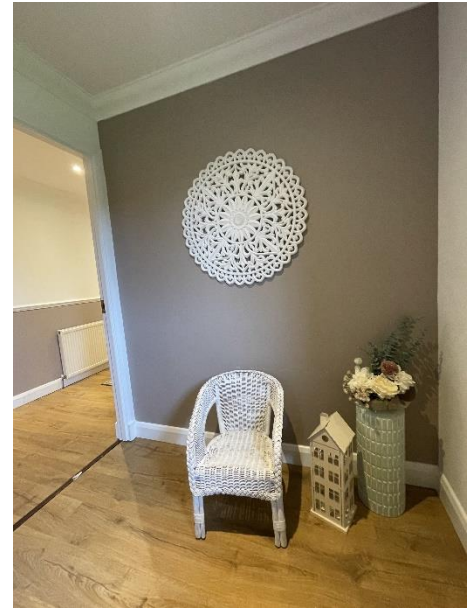
OFFERS OVER £350,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Entrance to the property is through a secure door with obscure glazed panel.

Vestibule - 6'5" x 6'2"

Vestibule with one recessed light fitting and coving to the ceiling. Wood effect laminate to the floor. Window to the side aspect. Door leading to the Hallway.



Hallway

'L' shaped Hallway with nine recessed light fittings, heat sensor, smoke alarm and coving to the ceiling. Loft Access. Wood effect laminate to the floor. Two single radiators. BT point and various power points. Three built in cupboards providing hanging and shelved storage, one houses the consumer units.

Lounge - 11'9" x 20'8"

Nicely presented and airy Lounge with large window to the side aspect with Roman blind and double patio doors leading out to the front of the property, with windows on either side, fitted blinds and hanging curtains. Four bulb light fitting and coving to the ceiling. Carpet to the floor. Double radiator, BT, TV and various power points. Double multi panel, glazed doors leading to the Family Room/Bedroom 5.





Family Room - 13'5" x 9'3"

Family Room which could potentially be utilised as Bedroom 5. Window to the front aspect with chrome curtain pole and hanging curtains. Single pendant light fitting and coving to the ceiling. Carpet to the floor. Single radiator and various power points.



Dining Kitchen - 21'6" x 11'6"

Newly fitted Kitchen with a full range of base units and wall mounted cupboard. Work surface with upstand. Integrated appliances include a single oven, microwave, 4 ring induction hob with stainless steel splash back, overhead extractor and dishwasher. Space available for a fridge freezer. Composite sink, drainer and mixer tap. Eight recessed spotlights and coving to the ceiling. Window overlooking the rear garden with roller blind and further window to the side aspect with roller blind. Wood effect laminate to the floor. Double radiator and various power points. Ample space available for a dining table and chairs. Double patio doors leading out to the Garden, with roller blind. Door leading to the Utility Room.





Utility Room - 5'2" x 9'3"

Useful Utility Room with base units and wall mounted cupboards. Work surface. Composite sink and drainer. Various power points. Space available for a washing machine. One recessed spotlight to the ceiling. Wood effect laminate to the floor with recessed mat well. Secure door with obscure glass leading out to the Garden.

Master Bedroom with En-Suite **Bedroom - 13'6" x 11'7" (plus door recess)**

Bedroom with window to the rear aspect with Roman blind. Single pendant light fitting and coving to the ceiling. Carpet to the floor. Double wardrobe offering hanging and shelved storage. Double radiator, TV and various power points. Door leading to the Shower Room.



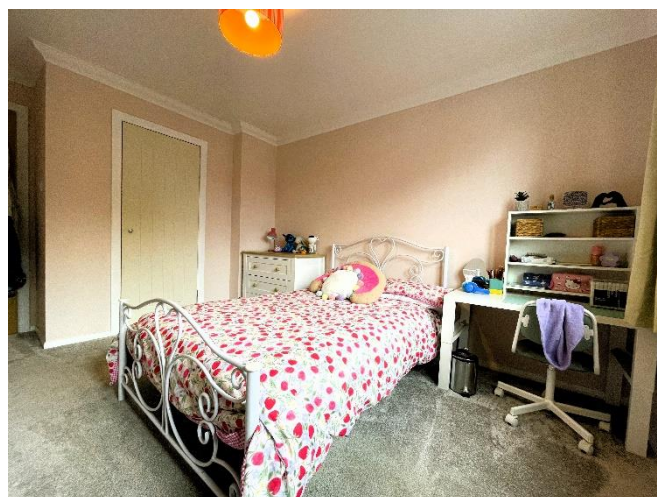


Shower Room - 4'10" x 6'6" (plus shower recess)

Low level WC with concealed cistern, wash hand basin, with mixer tap, within a vanity unit, providing storage space. Shower enclosure with overhead mains shower. Ceramic tiling to the walls and floor. Chrome accessories. Single radiator. Wall mounted mirror. 3 recessed light fittings to the ceiling. Obscure glazed window to the side aspect.

Bedroom 2 - 14'4" x 10'5"

Bedroom with window to the front aspect with chrome curtain pole and hanging curtains. Single pendant light fitting and coving to the ceiling. Carpet to the floor. Single radiator and various power points. Built in cupboard offering hanging and shelved storage.



Bedroom 3 - 10'11" x 13'6" (maximum measurement)

Bedroom with window to the side aspect with Roman blind. Single pendant light fitting and coving to the ceiling. Carpet to the floor. Various power points. Built in cupboard providing hanging and shelved storage.



Bedroom 4 - 11'05" x 10'0"

Bedroom with window to the rear aspect with Roman blind. Single pendant light fitting and coving to the ceiling. Carpet to the floor. Single radiator. Various power points. Built in cupboard offering hanging and shelved storage.



Family Bathroom - 13'5" x 8'1"

Modernised Bathroom with comfort height WC, wash hand basin within a vanity unit, providing storage with ceramic tiled splash back and free-standing bath with mixer tap and ceramic tiling to the walls. Wall mounted illuminated mirror and heated towel rail. Single light fitting, coving and xpleair to the ceiling. Tile effect vinyl click flooring. Built in cupboard housing the mega flow tank.



Driveway & Garage - 19'3" x 9'8"

Stone chipped driveway, providing off street parking. Garage with up and over door to the front and service door leading to the Hallway. The Worcester oil fired boiler is situated within the Garage. Strip lighting to the ceiling.

Front and Rear Garden

The Garden to the front and rear of the property is mainly laid to lawn. Part wall and fence boundary. South facing rear garden with paved patio seating area. Oil tank situated to one corner. Rotary drier.



Notes

All integrated appliances, floor coverings, curtains and blinds are included in the sale.

Council Tax Band Currently E

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment.