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Plot 1 Firth Rise, Hopeman IV30 5SY



This luxury four bedroom Tulloch of Cummington house is conveniently located just a short walk from local amenities, beaches and the marina.

HIGH QUALITY FINISH WITH NATURAL SANDSTONE FRONTAGE
FOUR LARGE DOUBLE BEDROOMS WITH BUILT-IN WARDROBES
EN SUITE TO MASTER BEDROOM
INTEGRAL DOUBLE GARAGE AND UTILITY
TURRET FEATURE TO LOUNGE
FULLY SLATED ROOF
FULLY TURFED FRONT GARDEN
DESIGNER FITTED KITCHEN AND LUXURY BATHROOMS OF YOUR CHOICE
CHOICE OF PAINT COLOUR TO EACH ROOM
ULTRAFAST 'FIBRE TO THE PREMISES' BROADBAND CONNECTION
FREEHOLD

Price From
£549,500

E1084

This luxury four bedroom Tulloch of Cummingston house is the entrance plot to a new development in Hopeman and, as such, boasts a turret feature and fully slated roof. The property is conveniently located on the edge of the village, just a short walk from the local amenities, two sandy beaches and the marina. An 18-hole golf course is located on the other side of town.

Featuring two ground floor double bedrooms, kitchen/diner area which could be opened up through to the large living room, this executive house offers all the conveniences, security, low maintenance and energy efficiency provided by modern construction. Providing comfortable and well laid out family accommodation on two levels, with built-in wardrobes to each bedroom.

Energy efficiency has been well thought of, with high levels of insulation and airtightness, underfloor heating and an eco-friendly air source heat pump, ensuring high levels of comfort and low heating bills.

The selling price includes a high quality internal finish with a choice of designer fitted kitchens, luxury bathroom sanitaryware and the option to further personalise the interior.

Disclaimer: Since the property is not complete, images are from similar housetypes and a representation of what the finished product could look like.



28 paint colours to choose from



Choice of designer bathroom sanitaryware

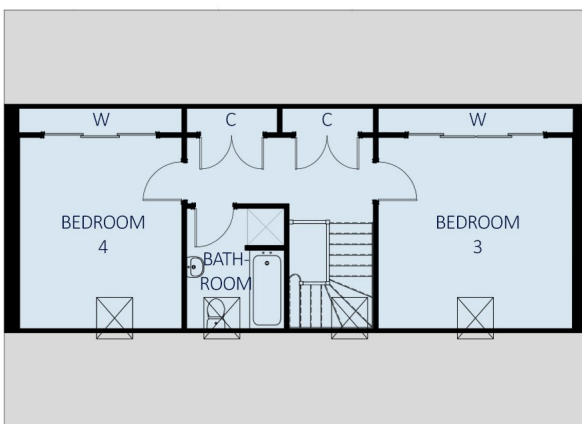
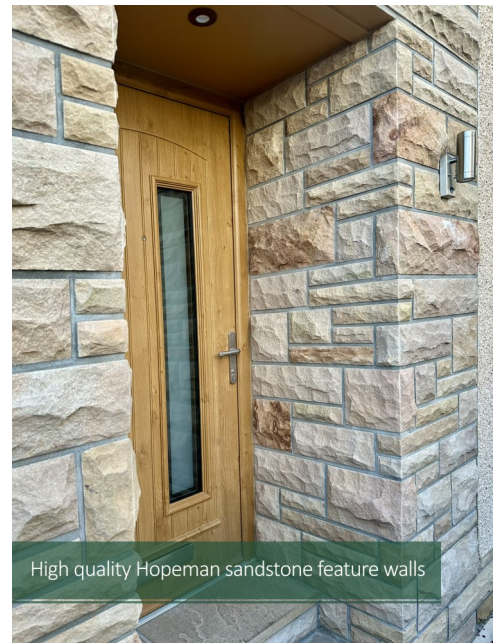
**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

Room Sizes:

• Lounge	4260 x 5355	• Bathroom	2175 x 2895
• Kitchen	4770 x 3200	• Utility	4770 x 1975
• Dining	4260 x 2895	• Vestibule	2090 x 1695
• Master Bedroom	3600 x 3750	• Garage	6000 x 5370
• En Suite	2445 x 1500	• Bedroom 3	4210 x 4120
• Bedroom 2	4005 x 2895	• Bedroom 4	3510 x 4120
		• Bathroom	2115 x 2605



All room sizes are approximate and may vary due to nature of construction. The above details do not form any part of a contract and are for illustrative purposes only.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.