

CLUNY ESTATE AGENTS

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39 Harbour Street Hopeman IV30 5RU

REDUCED: £20,000 BELOW VALUATION



This spacious two bedroom semi-detached house in the coastal town of Hopeman would make an ideal first-time buy or investment purchase

SEMI-DETACHED HOUSE
TWO DOUBLE BEDROOMS
REAR GARDEN
ON-STREET PARKING
SHOWER ROOM
ELECTRIC HEATING
DOUBLE GLAZING
EPC RATING F
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED

Offers Around
£90,000

E619

This spacious two bedroom semi-detached house is situated in the quiet coastal town of Hopeman, a short drive from Elgin. Comprising: Large living room with fire-place and electric fire, good sized kitchen with pantry cupboard, stairway to first floor, two double bedrooms, master with built-in wardrobes, and shower room. With electric heating and benefiting from double glazing throughout and a rear garden, the property would make an ideal first-time buy or investment purchase. Viewing highly recommended.





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

- Lounge 4.79m x 4.11m 15'9" x 13'6"
- Kitchen 3.69m x 2.60m 12'1" x 8'7"
- Bathroom 3.13m x 1.27m 10'3" x 4'2"
- Bedroom 1 3.92m x 3.61m 12'10" x 11'10"
- Bedroom 2 3.23m x 2.66m 10'7" x 8'9"



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.