

5 Thunderton Place, Elgin IV30 1BG



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14 Duff Street Hopeman IV30 5RZ



This recently renovated traditional three bedroom semi-detached property is situated in the popular coastal town of Hopeman, within easy reach of the beach and local amenities, and would make an ideal family home or investment purchase.

**SEMI-DETACHED PROPERTY
THREE DOUBLE BEDROOMS
ENCLOSED REAR GARDEN
OIL-FIRED CENTRAL HEATING
DOUBLE GLAZING
EPC RATING F
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£195,000**

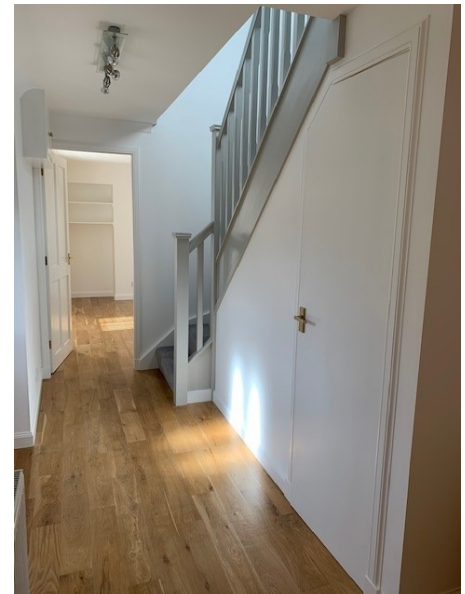
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This recently renovated traditional three bedroom semi-detached house is situated in the popular coastal town of Hopeman, within easy reach of the beach and local amenities.

In walk-in condition, the accommodation comprises: Entrance hallway, open plan kitchen/living room, downstairs double bedroom with en suite shower room and cupboard housing the boiler and laundry facilities. Upstairs is a spacious landing, two further double bedrooms and a family bathroom.

With a good sized enclosed rear garden, the property also benefits from oil-fired central heating and double glazing and ample storage throughout.

This would make an ideal family home or investment purchase and we highly recommend a viewing.





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

• Kitchen	3.09m x 2.20m	10'2" x 7'3"
• Lounge	4.76m x 4.09m	15'8" x 13'5"
• Bedroom 1	3.56m x 3.01m	11'8" x 9'10"
• En Suite	2.55m x 1.69m	8'5" x 5'6"
• Bedroom 2	4.80m x 3.54m	15'9" x 11'7"
• Bathroom	3.48m x 1.47m	11'5" x 4'10"
• Bedroom 3	4.84m x 2.82m	15'10" x 9'3"



Please note these floorplans are not to scale and are for representational 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.