



22 Dunbar Street, Hopeman, IV30 5TD



A superb opportunity to acquire this lovely 4 Bedroom Detached Family Home within the heart of Hopeman.

The property is presented in good order and been upgraded by the current owners and is located within close proximity to Hopemans local amenities which includes, a variety of shops and services, primary school, golf course and fantastic beaches.

Accommodation comprises; Ground Floor - Entrance Vestibule, Hallway, Lounge, Dining Kitchen with Family Room, Two Double Bedroom and Shower Room. 1st Floor – Two Double Bedrooms and Shower Room.

The property further benefits from Double Glazing, Oil Central Heating, Driveway, Garage and Enclosed Rear Garden.

EPC Rating E

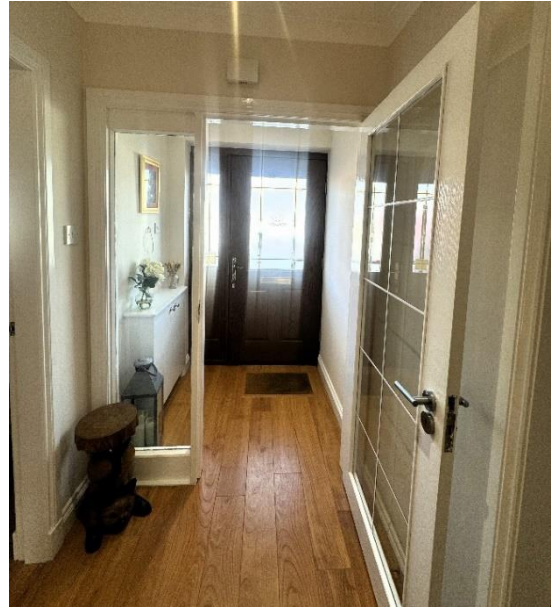
Viewing is Strongly Recommended.

OFFERS OVER £310,000

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

Entrance Vestibule - 4'10" (1.46m) x 3'5" (1.03m)

Entrance to the property is through a secure uPVC double glazed door with decorative glazed panel and glazed panel to the side. Single recessed light fitting to the ceiling. Wood effect laminate to the floor. Small cupboard housing the consumer units. Multi panel glazed door leading to the Hallway.



Hallway - 4'10" (1.46m) x 9'7" (2.91m) plus 26'5" (8.04m) x 3'4" (1.03m)

Hallway with wood effect laminate to the floor. Recessed spotlights, smoke alarm and coving to the ceiling. BT point and various power points. Two built in cupboards and an understairs cupboard, one housing the heating control and they provide ample storage space. Two radiators. Access to the Lounge, Dining Kitchen with Family Room, Bedrooms and Shower Room. Stairs leading to upper accommodation.



Lounge - 16'10"(5.13m) x 10'10"(3.3m) plus bay window recess

Nicely presented Lounge with bay window to the front aspect vertical blinds and brass effect curtain pole. The focal point of the room is an electric flame effect fire with wooden surround, inset and hearth. Wood effect laminate to the floor. Various power points and TV point. 5 bulb light fitting controlled by a dimmer switch, two single recessed light fitting and coving to the ceiling. Two double radiators.



Dining Kitchen with Family Room - 25'4"(7.72m) x 10'1"(3.07m)

Kitchen with a range of base units and wall mounted cupboards. Co-ordinating roll top work surface with glass splash back. Integrated appliances include a 4 ring hob, overhead extractor, double oven, microwave, fridge, freezer, dishwasher, washing machine and wine cooler. Window to the rear aspect with vertical blinds. Space available for a dining table and chairs. Wood effect laminate to the floor. Two double radiators. 11 recessed spotlights to the ceiling, controlled by a dimmer switch. Family Area has a further window overlooking the Garden to the rear of the property with vertical blinds and chrome curtain pole. TV point and various power points.





Bedroom 1 - 12'0" (3.66m) x 10'10" (3.3m)

Double Bedroom with window to the front aspect with vertical blinds and chrome curtain pole. 3 bulb light fitting to the ceiling. Carpet to the floor. Double radiator and various power points. Built in cupboard offering hanging and shelved storage.



Shower Room - 5'7"(1.7m) x 7'8"(2.33m)

Modernised Shower Room with large shower enclosure with overhead shower attachment and rain shower. Love level WC with concealed cistern and wash hand basin within a vanity unit. Wall mounted mirror. Ceramic tiling to the walls and floor. 3 recessed spotlights and xpleair to the ceiling. Gloss panels to the ceiling. Obscure glazed window to the side aspect. Wall mounted heated towel rail.



Bedroom 2 - 9'7"(2.91m) x 8'10"(2.69m)

Double Bedroom with window to the rear aspect with vertical blinds. Single pendant light fitting to the ceiling. Carpet to the floor. Double radiator and various power points.

Stairs and Landing

Stairs leading to upper accommodation with painted handrail and balustrades. Velux window to the side aspect. The landing has ample room for a home office, allowing an opportunity to work from home. Three recessed spotlights and smoke alarm to the ceiling. Carpet to the floor. Single radiator and various power points. Eave storage. Built in cupboard providing hanging and shelved storage. Access to two further Bedrooms and Shower Room.



Bedroom 3 - 11'10"(3.6m) x 10'5"(3.17m)

Double Bedroom with window to the rear aspect with fitted blinds and chrome curtain pole. Various power points. Single pendant light fitting to the ceiling. Carpet to the floor.



Bedroom 4 - 10'5" (3.17m) narrowing to 8'6"(2.59m) x 12'3"(3.73m) narrowing to 5'7"(1.7m)

Double Bedroom with window to rear aspect with venetian blind. Built in cupboard, providing storage space and has a light fitting. Single radiator and various power points. Carpet to the floor.

Shower Room

Shower Room with large shower enclosure with overhead mains shower and wet well finish. WC with concealed cistern and wash hand basin within a vanity unit. Shaving point. Wall mounted mirror. Velux window to the front aspect. Two wall mounted lights, a recessed light fitting and xpleair to the ceiling.



Garage & Driveway

A spacious detached garage with a convenient front door and a side door for easy access. The front of the property has a tarmac surface that offers plenty of room for parking vehicles off the street.

Garden

The Garden is situated at the back of the property and can be accessed from both sides. It is a low-maintenance space with a fence and a stone wall around it. There are two seating areas, one on a patio and one on a raised deck. The lawn is artificial and easy to care for. There are some plants in raised beds. The Garden also has a rotary dryer, an external tap and a shed.





Notes

All flooring coverings and blinds are included in the sale.
All integrated appliances 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.

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

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.

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Please call 01309 696296 for an appointment
