



## **41 Forsyth Street, Hopeman, IV30 5SY**



We are delighted to offer this 1 Bedroom Semi-Detached Traditional Stone Built Home situated in the popular coastal town of Hopeman.

This home enjoys views towards Hopeman bowling green and the rolling countryside, 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; Entrance Hallway, Lounge Diner, Kitchen, Double Bedroom and Shower room.

The property further benefits from recently being modernised throughout. uPVC Double Glazing, Electric Heating, Wood burner, Shared Rear Garden and a Timber Shed.

EPC Rating 'E'

# **OFFERS OVER £115,000**

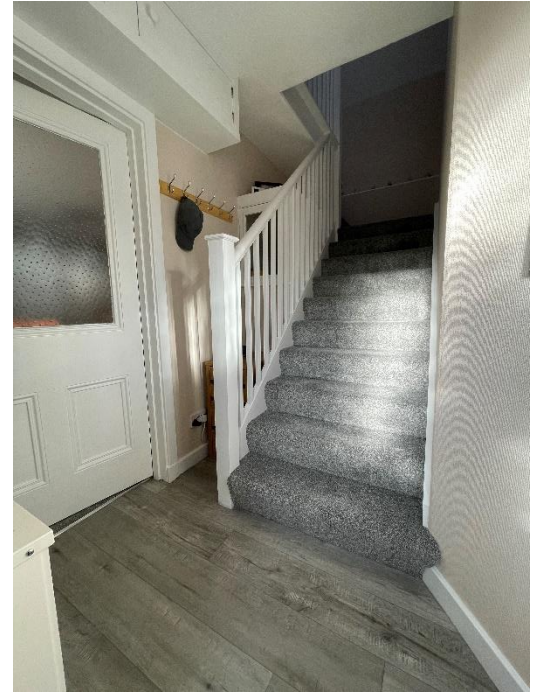
**Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296**

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**Entrance Hallway - 6'5"(1.94m) x 5'11" (1.8m)**

The property is approached through a secure uPVC double glazed door with obscure glazed panel. The hallway has a pendant light fitting, thermostat regulated fischer electric radiator, double power point, wall mounted coat hooks and newly fitted wood effect vinyl to the floor. Two Wall mounted cupboards one of which houses the fuse box. Opaque glass window looks into the understair cupboard. Staircase leads to the 1<sup>st</sup> floor accommodation and door leads to the lounge Diner.

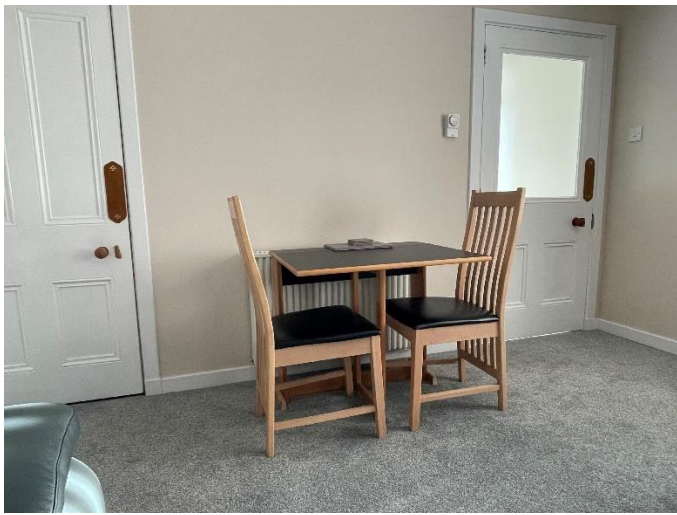


**Lounge Diner - 12'10" (3.91m) x 13'8" (4.16m)**

Pendant light fitting, smoke alarm, 2 x TV, BT and various double power points, thermostat regulated fischer electric radiator, newly fitted carpet to the floor. uPVC double glazed windows with deep set windowsill, vertical blinds and curtain pole which overlooks the front aspect. Focal point of the room is a wood fired stove with a slate hearth which is set within a stone wall with recess alcoves; one providing a storage place for excess fire wood. Thermostat control. Door to the understair cupboard (6'7" x 4'7") which has a wall mounted light, fitted carpet, hanging rail and provides further storage. Double door to the kitchen.







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### **Kitchen - 9'1" (2.76m) x 5'6" (1.67m) plus door access**

Fitted kitchen with 4 wall mounted cupboards; one with under unit lighting. Base units with a roll top worksurface and ceramic tiled splash back to the walls. Lamona under counter oven and 4 ring hob with stainless steel and glass overhead extractor fan. Stainless steel single sink with chrome mixer tap and drainer. Under counter space available for a washing machine and fridge. Strip light fitting, various double power points and wood effect vinyl flooring. Obscure uPVC double glazed window overlooks the rear aspect. Thermostat regulated fischer electric radiator. Hot water tank concealed within a unit. Secure uPVC door provides access to the rear.



### **Staircase and Landing**

Carpeted staircase with painted wooden balustrade and spindles leads to the 1<sup>st</sup> floor. The Landing provides access to the bedroom and bathroom. Velux window to the rear aspect, single power point, pendant light fitting, smoke alarm and carpet to the floor.

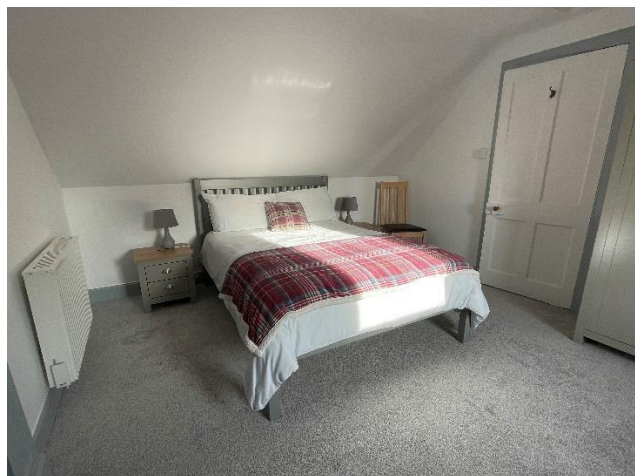
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**Bedroom - 14'5" (4.39m) x 11'8" (3.55m)**

Double bedroom with a pendant light fitting, BT, various double and single power points, Thermostat regulated fischer electric radiator. Newly fitted carpet to the floor. uPVC double glazed window with roller blind overlooks the front aspect. Lovely feature fireplace for ornamental purpose with wood surround.





**Shower room- 6'4" (1.92m) x 6'4" (1.92m)**

New modern fitted shower room offering a corner unit with a vanity sink with chrome mixer tap and low level W.C with concealed cistern. Drawer and Cupboard storage which provides access to the hot water tank. Corner shower enclosure with an electric shower, wet wall finish and shower tray with retractable shower screen doors. Further wet wall to the walls and ceiling throughout. Heated towel rail, wall mounted mirror and wood effect vinyl to the floor. Velux window to the front aspect.

**Front and Rear Garden**

The front of the property is enclosed within a wall boundary with secure wooden gate for access. Paved pathway leads to the front door, small area to planting and the remainder is laid to pebble stone chips for low maintenance. Side access stone chipped lane leads to the rear. The garden to the rear is partially shared with the neighbouring property. Large timber shed for storage( Privately owned)and shared courtyard style garden enclosed within a high wall.



**Notes**

All integrated appliance and blinds are included in the sale.

Council Tax Band Currently "A"

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ENTRY - by mutual agreement.

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.

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

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

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