



45 Forsyth Street, HOPEMAN IV30 5SY



A superb opportunity to acquire this lovely 3 Bedroom Detached Bungalow located within the heart of Hopeman.

This lovely home is within close proximity to Hopemans local amenities which includes, a variety of shops and services, primary school, golf course, harbour and fantastic beaches.

The local outdoor bowling green is directly opposite, ensuring an unobscured south facing view.

Accommodation comprises; Entrance Vestibule, Hallway, Lounge, Breakfasting Kitchen, Dining Room, Utility Room, Master Bedroom with En-Suite Shower Room, 2 Further Bedrooms and a Family Bathroom.

The property further benefits from Double Glazing, Oil Central Heating, Large Loc Block Driveway, Detached Single Garage, Enclosed Front & Rear Garden.

EPC Rating Band "E"

OFFERS OVER £290,000

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

Entrance Vestibule - 5'10" (1.77m) x 4'5" (1.33m)

Entrance to the property is through a wooden secure door with multi-glazed panels and side glazed windows. Vinyl flooring. Ceiling light fitting, artex ceiling. Multi-panel obscure glazed door with matching side glazed panels leading to the Hallway.



Hallway – 9'3"(2.81m) x 5'10" (1.77m) extends to 22'10"(6.85m) x 3'6" (1.06m)

L-Shaped hallway with 2 recess halogen spotlights, smoke alarm and loft access. Wall mounted thermostat control, radiator and double power point. Double cupboard for storage and houses the hot water tank. Multi panel glass doors to the lounge and kitchen, further doors to the bedrooms and bathroom.

Lounge - 14'0"(4.27m) x 17'8" (5.38m)

Lovely bright and airy front facing lounge with a 4 bulb ceiling light fitting which is operated on a dimmer switch, artex ceiling finished with coving, Wood flooring, radiator, TV, Bt and various power points. Double glazed window with vertical blinds, curtain pelmet with hanging curtains to the front aspect and matching window to the side aspect. Fireplace fitted with gas fire within a wooden mantle, decorative inset and marble hearth. Carbon monoxide alarm.



Breakfasting Kitchen - 11'5" (3.47m) x 11'5" (3.47m)

Fitted kitchen with a range of wall mounted cupboards with under unit lighting and base units with a roll top worksurface complimented by tile splash back to the wall. Integrated appliances include an electric hob with an overhead stainless steel chimney style extractor fan, fridge and freezer. Stainless steel 1 ½ sink with chrome mixer tap and drainer. BT and various power points. Double glazed window with venetian blinds to the side aspect. 4 bulb strip light fitting, heat detector, tiled flooring and a radiator. Area to breakfast bar for informal dining. Multi panel glass doors to the Dining room and Utility.



Dining Room - 10'5" (3.17m) x 11'5" (3.47m)

Currently utilised as 2nd lounge. Two recess light fittings, artex ceiling finished with coving, smoke alarm, BT, Tv and various power points. Radiator. Wood effect laminate flooring. Double glazed window with vertical blinds, curtain pelmet and hanging curtains which overlooks the front aspect.



Utility Room - 9'5" (2.86m) x 5'8" (1.72m)

Wall mounted cupboards and base units with a roll top worksurface. Tiled ceramic splashback to the wall. Stainless steel sink with chrome taps and drainer. Under counter storage space for a dishwasher and washing machine. Worcester boiler, strip light fitting, extractor fan, double power socket, radiator, carbon monoxide alarm and tiled flooring. Door with obscure glazed panel leads to the garden.



Master Bedroom with En-Suite Shower Room - 10'6" (3.2m) x 11'0" (3.35m)

Double room with pendant light fitting, carpet to the floor, TV and various power points. Radiator. Built-in double wardrobe fronted by mirror sliding doors provides part shelf and hanging storage. Double glazed window with vertical blinds curtain pole and hanging curtains overlooks the rear aspect. Door to the en-suite.



Shower Room - 6'11" (2.1m) x 3'11" (1.18m)

Low level W.C, pedestal wash hand basin with chrome mixer tap, tiled splashback and wall mounted mirror. Walk-in shower enclosure with mains operated shower, glass retractable shower screen doors. Chrome accessories, shelf radiator, ceiling light fitting, extractor fan and vinyl to the floor.



Bedroom 2 - 10'11" (3.32m) 10'2" (3.1m)

Double room with pendant light fitting, carpet to the floor, TV, BT and various power points. Radiator. Built-in double wardrobe fronted by wooden sliding doors provides part shelf and hanging storage. Double glazed window with vertical blinds chrome curtain pole and hanging curtains overlooks the side aspect.

Bedroom 3 - 10'7" (3.22m) x 10'2" (3.1m)

Double room with pendant light fitting, carpet to the floor, TV and various power points. Radiator. Built-in double wardrobe fronted by wooden sliding doors provides part shelf and hanging storage. Double glazed window with vertical blinds curtain pole and hanging curtains overlooks the rear aspect.



Family Bathroom - 11'5" (3.47m) x 6'5" (1.94m)

5-piece suite comprising of a low level W.C, pedestal wash hand basin with chrome mixer tap, tiled splashback and wall mounted mirror tiles. Bidet, corner bath with mixer tap and tiled surround. Walk-in shower enclosure with shower tray, tiled walls and retractable shower screen doors. Radiator, wall mounted medicine cabinet, 2 ceiling light fittings, vinyl to the floor, artex ceiling and obscure double-glazed window with vertical blinds which overlooks the side aspect.





Front Garden

The front garden is retained within a wall and timber fence boundary with secure gate. Mainly laid to lawn with established shrubs around the outer wall. Paved pathway leads to the front and utility door.

Driveway & Rear Garden

Loc block driveway to the rear of the property provides off-road car parking for up to 4 vehicles. A stone and fence boundary with wrought iron gates for security. Timber framed greenhouse. Paved pathway leads around the property. A fenced in area to lawn with mature fruit trees and raspberry bushes along the perimeter wall. Stone chip area with rotary dryer and oil tank.



Garage – 9'3" (2.81m) x 18'8" (5.69m)

Detached single garage with service door and 2 glazed windows, up and over door to the front. Concrete floor, breeze block walls and timber lined roof. Pendant light fitting, double power socket. Freezer & Tumble dryer will remain as good will gesture.

Notes

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

Council Tax Band Currently E

