



19 Moray Street, Hopeman, IV30 5SA

Offers Over £165,000

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Nestled in the charming village of Hopeman, 19 Moray Street presents an excellent opportunity for those seeking a semi-detached family home. This delightful property, built in 1965, boasts a generous living space of 1,162 square feet, making it ideal for both relaxation and entertaining.

Upon entering, you will find two inviting reception rooms that offer versatility for various uses, whether it be a cosy lounge or a formal dining area. The three well-proportioned bedrooms provide ample space for family members or guests, ensuring comfort and privacy. The bathroom is conveniently located to serve the household's needs.

The semi-detached nature of the house allows for a sense of community while still providing a degree of privacy. The property is situated in a peaceful neighbourhood, perfect for families or those looking to enjoy a quieter lifestyle.

Hopeman itself is a picturesque coastal village, known for its stunning beaches and friendly atmosphere. Residents can enjoy local amenities, including shops and schools, all within easy reach.

This property is a wonderful blend of space, comfort, and location, making it a fantastic choice for anyone looking to settle in this lovely part of Scotland. Don't miss the chance to make 19 Moray Street your new home.

Porch

Front door with glazed side panels leads to the Pine panelling to walls and ceiling. Fitted carpet. Cupboard housing electricity meter and fusebox. Glazed door to:-

Hallway

Doors to Lounge, Kitchen and Bathroom. Staircase to upper floor. Fitted carpet, radiator and eyeball spotlight.

Lounge

12'3" x 16'0" (3.75 x 4.88m)
Picture window to the front of the property with blinds and curtains. Fyfe stone fireplace which continues at either side to provide shelving. Fitted carpet, radiator, pendant light and two wall lights.

Kitchen/Diner

12'4" x 9'0" (3.78m x 2.75m)
Spacious kitchen fitted with a range of wood fronted base and wall mounted units with black worksurfaces fitted over. Washing machine, fridge, oven and hob. Laminate flooring, radiator, eye ball spotlights and panelling to ceiling. Two openings to:-





Garden Room

12'6" x 11'9" (3.83m x 3.59m)

Converted from a Conservatory to a Garden Room with new ceiling (cost of £12,000 with Planning Permission approval) this is a great addition to the house. Spacious versatile room which could be used for a variety of purposes. Windows overlooking the rear garden with vertical blinds. Door to garden. Cupboard. Tiled flooring, recessed spotlights and radiator.

Bathroom

6'3" x 5'11" (1.92m x 1.81m)

Fully tiled Bathroom with three piece suite comprising bath with electric shower fitted over, pedestal wash hand basin and WC. Opaque window with net curtains. Radiator, vinyl flooring and light fitting. Medicine cabinet and wall mirrors.



Upper Floor

Carpeted staircase leads to the upper landing. Doors to all Bedrooms. Hatch to loft space. Pendant light.

Master Bedroom

9'10" x 13'11" (3.01m x 4.26m)

Double bedroom with window to the rear fitted with vertical blinds and curtains. Fitted carpet, radiator and pendant light. Built-in wardrobe with mirrored sliding doors, hanging rail and shelf.

Bedroom 2

12'4" x 9'3" (3.78m x 2.84m)

Double bedroom with window to the front with vertical blinds and curtains. Fitted carpet, radiator and pendant light. Built-in wardrobe with mirrored sliding doors, hanging rail and shelf.

Bedroom 3

9'1" x 8'11" (2.78m x 2.73m)

Double bedroom with window to the rear with vertical blinds and curtains. Fitted carpet, radiator and pendant light.

Outside

The front garden has an area of lawn with paved path to the front door. Path leads around the side of the property to the rear garden. Stone shed and work shop. Greenhouse. Paved patio and an area of lawn with shrub borders (some of which will be removed).

Fixtures and Fittings

The fitted floor coverings, washing machine, fridge, oven, hob, curtains, blinds and light fittings will be included in the sale price. along with the freezer in the shed. (NB some of the shrubs from the rear garden will be removed).

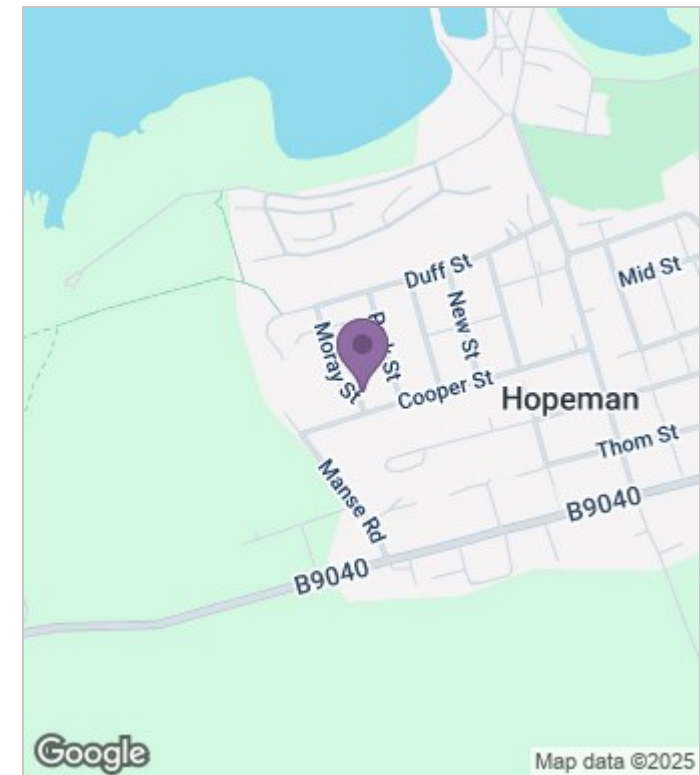
Home Report

The Home Report Valuation as at July, 2025 is £165,000, Council Tax Band A and EPI rating is E.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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