



43 Harbour Street, Hopeman, IV30 5RU

Offers Over £235,000



Discover a charming seaside living opportunity with this detached house on Harbour Street in Hopeman. Perfect for families, this property offers four bedrooms, a garage, driveway and easy access to the beach.

This detached property on Harbour Street offers a great opportunity for those seeking a coastal family home in a vibrant community. With spacious lounge, dining kitchen, four bedrooms, bathroom and separate guest WC, this house provides plenty of space for everyday living and entertaining.

Double glazing and oil central heating ensure comfort throughout the year. Off-street parking, garage and large garden offers scope for relaxation or gardening pursuits.

Located in Hopeman, this home is just a short walk from the beach, making it ideal for those who enjoy seaside activities or leisurely strolls along the shore. The area is known for its friendly community atmosphere and offers a good selection of local amenities.

This is a unique opportunity to secure an affordable home in a desirable location. Early viewing is recommended.

#### Hallway

UPVC front door with opaque glazed panels leads to the Hallway. Radiator, smoke detector, panelling to dado height, fitted carpet and triple light fitting. Understair cupboard with shelf and housing electricity meter and fuse box. Doors to Lounge, Bedroom 1 & Bedroom 4. Staircase to upper floor.

#### Lounge

3.66m x 4.51m  
Spacious Lounge with window to the front with vertical blinds. Two radiators, fitted carpet and recessed eyeball spotlights and ceiling light. Door to:-

#### Dining Kitchen

3.55m x 2.77m  
Fitted with a range of base and wall mounted units with worksurface fitted over. Stainless steel one and a half bowl sink and drainer with mixer tap beneath window with roller blind. Spaces for washing machine and fridge freezer. Electric cooker. Space for dining table and chairs. Vinyl flooring, radiator, heat detector and six recessed down lighters. Door to:-

#### Rear Hall

Vinyl flooring, radiator and pendant light. UPVC door with opaque glazed panels to the garden. Door to:-

#### Guest WC

1.50m x 1.00m  
Two piece white suite comprising pedestal wash hand basin and WC. Opaque window, pendant light and vinyl flooring.

#### Bedroom 1

3.66m x 4.55m  
Fabulous sized room which could be used as a Bedroom or as a second reception room. Window to the front with vertical blinds. Radiator, fitted carpet and ceiling light.





#### Bedroom 4

3.31m x 2.36m

Bedroom with window to the rear with vertical blinds. Radiator, pendant light and fitted carpet.

#### Upper Floor

Carpeted staircase leads to the bright and airy upper landing with skylight. Pendant light, smoke detector, radiator and hatch to loft space. Cupboard with shelving.

#### Bedroom 3

3.13m x 3.30m

Double Bedroom with window to the front with vertical blinds. Fitted carpet, pendant light and radiator. Two built-in wardrobes with hanging and shelved storage.

#### Bathroom

3.75m x 1.57m

Four piece suite comprising double ended bath with mixer tap, pedestal wash hand basin, WC and shower cubicle featuring dual-outlet shower system with luxurious overhead rainfall shower. Panelling to ceiling, wall mirror, tiled splash back, quadruple wall light fitting, opaque window, radiator and vinyl flooring.

#### Bedroom 2

3.15m x 3.35m

Double Bedroom with window to the front with vertical blinds. Fitted carpet, pendant light and radiator. Two built-in wardrobes with hanging and shelved storage.

#### Box Room

4.41m x 1.25m

Eaves storage with wall light and fitted carpet.

#### Outside

Lane at the side of the property gives access to the driveway with off-street parking, garage and attached store. Fully enclosed and extensive rear garden. Paved patio with flower beds, outside boiler (installed November 2024) and oil tank. Steps at the side lead to the upper gardens which have raised beds for vegetables/flowers and a separate drying green.

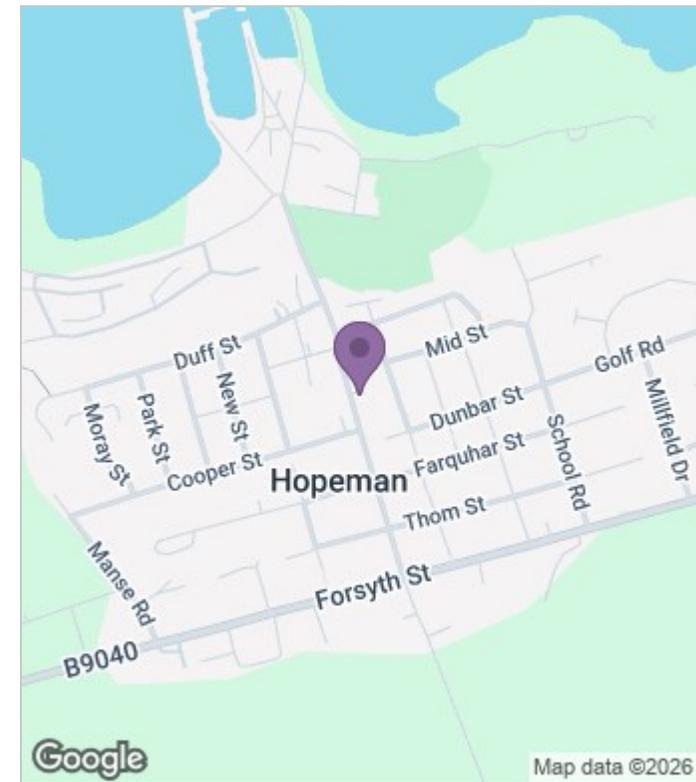
#### Fixtures and Fittings

All floor coverings, light fittings, blinds and the cooker are included in the sale.

#### Home Report

Home report valuation as at March 2026 is £235,000 the EPI rating is D and the council tax band is D.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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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