

4 Weddershill Court

HOPEMAN, ELGIN, MORAY, IV30 5RS



A two-bedroom ground-floor apartment around ten minutes walk from Hopemans East Beach and Harbour



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Introducing 4 Weddershill Court, Hopeman - a meticulously maintained and refurbished two-bedroom ground-floor apartment, ideally situated in close proximity to the East Beach and Harbour, around 10-13 minutes on foot. Boasting circa £15,000 worth of upgrades, this residence epitomises turn-key perfection, allowing you to relish its charms from the moment you unpack.

THE LOUNGE



Step into a spacious and bright lounge that welcomes you with a dining area, offering ample space for a 6-person table and chairs – an ideal setting for entertaining guests.

THE KITCHEN



The delightful kitchen is adorned with free-standing appliances, setting the tone for a home that blends functionality with elegance.





Indulge in luxury within the high-quality modern shower room featuring a walk-in shower cubicle. The two double bedrooms provide comfort and tranquillity, creating a harmonious sleeping space.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



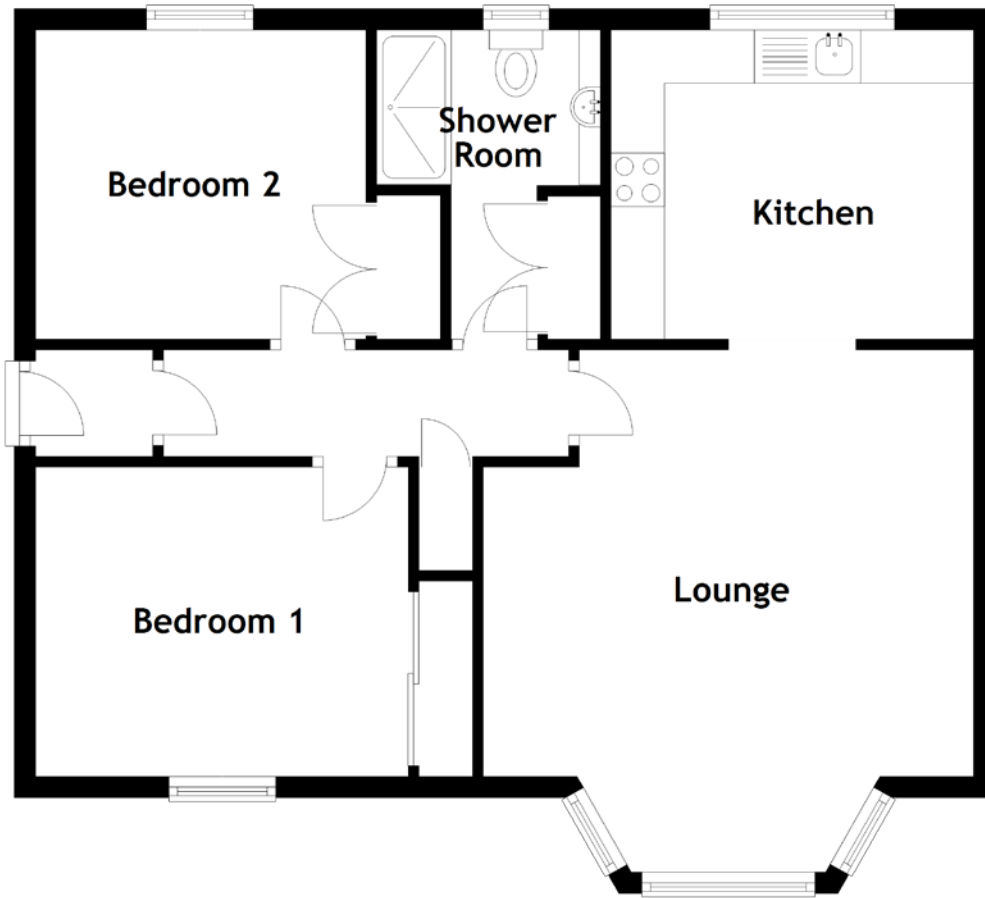
Externally, this apartment comes complete with the added convenience of a detached garage en-block, complemented by a designated parking area in front.

Whether you envision it as your permanent residence, an idyllic holiday home to explore the wonders of Morayshire and the Highlands, or a lucrative investment for holiday lettings due to its coastal allure, 4 Weddershill Court offers a versatile and truly exceptional living experience. Don't miss the opportunity to make this coastal haven your own.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

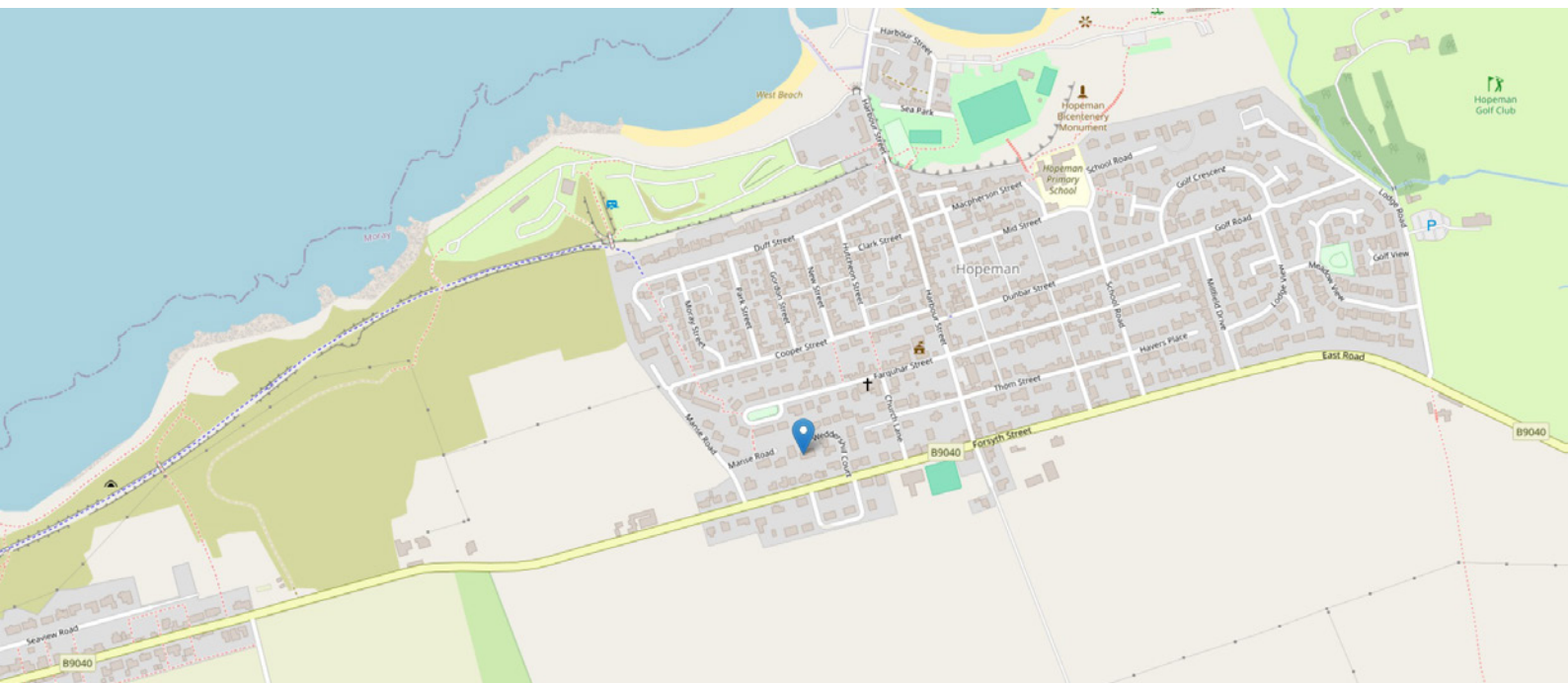


Approximate Dimensions (Taken from the widest point)

Lounge 4.90m (16'1") x 4.60m (15'1")
Kitchen 3.40m (11'2") x 2.90m (9'6")
Shower Room 2.90m (9'6") x 2.10m (6'11")

Bedroom 1 3.50m (11'6") x 2.90m (9'6")
Bedroom 2 3.10m (10'2") x 2.90m (9'6")

Gross internal floor area (m²): 66m²
EPC Rating: C



THE LOCATION

Discover Hopeman, a charming coastal village nestled on the Moray Firth shores in the captivating northeast of Scotland. Renowned for its exceptional natural beauty and vibrant tourism scene, the entire area exudes a welcoming charm. Families flock to the sandy beaches and scenic harbour during the summer months, creating a lively atmosphere. For sports enthusiasts, Hopeman offers a picturesque golf course, a haven for those seeking both relaxation and recreation. The village itself boasts essential amenities, including a Post Office, a range of shops, a primary school, and convenient banking facilities.





Immerse yourself in the allure of the Moray coast, celebrated for its quaint fishing villages and magnificent golf courses. The Hopeman course features The Prieschach, a stunning par three hole, adding to the area's sporting allure. A short walk takes you to the sandy beaches, with Hopeman East Beach earning its place in the esteemed good beach guide.

Hopeman's proximity to cities such as Elgin and Inverness enhances its appeal, offering easy access to urban conveniences. The Grampian Mountains and the Cairngorms range to the South provide a picturesque backdrop, easily accessible for those seeking outdoor adventures.

Elgin, a nearby cathedral city, ensures a seamless blend of modern city living with extensive educational facilities, health clubs, swimming pools, ice rinks, and a myriad of local golf courses. Banks, restaurants, cafés, pubs, and supermarkets contribute to the city's vibrant lifestyle.

Hopeman is not just a location; it's a lifestyle choice. Whether you're an active family or a retired couple, the stunning scenery, abundant wildlife, and accessible walking trails make Hopeman the perfect place to call home. Embrace the tranquillity and beauty that await just beyond your doorstep.



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