

25 Bogton Road, Forres, IV36 1BH



We are delighted to offer this attractive two bedroomed First Floor Apartment located in a quiet and central location of the picturesque town of Forres.

FIRST FLOOR APARTMENT

TWO BEDROOMS

FREEHOLD

CENTRAL LOCATION

ENCLOSED GARDENS

GAS CENTRAL HEATING

TIMBER FRAMED DOUBLE GLAZING

ON STREET PARKING

COUNCIL TAX BAND A

EPC RATING C

F313

Offers Over
£130,000

This well presented two bedroomed apartment is located in a quiet and central location within close proximity of all amenities, shops and transport links. The well proportioned property benefits from Timber Framed Double Glazing and Gas Central Heating.

The good sized accommodation comprises: exceptionally bright and spacious Lounge with large window to the front allowing natural light to flood in, the Kitchen/Diner is another good sized room incorporating a good selection of wall and base mounted units, five ring gas hob, built in oven and cooker hood together with ample space to facilitate a large family dining table for all of your informal dining requirements. There are two good sized double bedrooms one of which has built in wardrobes providing ample storage facilities and a nicely decorated Bathroom with three piece suite in white and shower over the bath. Large hall cupboard.

Outside, the property sits in privately enclosed, established gardens to both the front and rear with a timber shed. The fridge freezer and washing machine are included in the sale. The blinds are included but not the curtains.

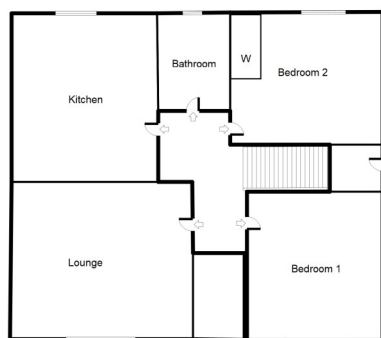
This deceptively spacious apartment would make a lovely home and an internal viewing is highly recommended.





If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Lounge: 4.72m x 4.19m (15'6" x 13'9")
- Hallway: 3.89m x 1.06m (12'9" x 3'6")
- Kitchen/Diner: 4.08m x 3.15m (13'5" x 10'4")
- Bedroom 1: 3.94m x 3.66m (12'11" x 12'0")
- Bedroom 2: 3.94m x 3.02m (12'11" x 9'11")
- Bathroom: 1.90m x 1.54m (6'3" x 5'1")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.