



80 BOGTON ROAD, FORRES IV36 1BJ



We are delighted to offer this modernised, extended & spacious 2 Bedroom Mid Terraced Family Home, located in a popular residential area and within a few minutes walking distance of the Town Centre.

The Town has a number of Local and National Retail Shops, Bank Hub, Supermarkets, Post Office, Leisure Facilities and Award-Winning Parks.

Accommodation, which is in good order, comprises; Entrance Hallway, Lounge, Large Dining Kitchen, Utility Space, 2 Double Bedrooms and a Bathroom. Further benefits include Double Glazing, Gas Central Heating, Front & Enclosed Rear Garden and ample Car Parking.

The property has a lovely outlook over the Common Good Ground towards Findhorn Bay. Findhorn is within a 10-minute drive, offering beautiful beaches, water sports and eateries.

EPC Rating C

OFFERS OVER £140,000

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

Entrance Hallway - 7'3" x 4'3"

Entrance to the property is through a secure uPVC double glazed door with obscure glazed panel and obscure window to the side of the door.

Wood effect laminate to the floor. Single light fitting and smoke alarm to the ceiling. Wall mounted coat hooks. Single radiator. Double power point and BT point. Access to the Lounge and Utility Space. Stairs leading to upper accommodation.



Utility Space

Utility Space which has access from the Entrance Hallway and Kitchen. Ample storage space. Wall mounted coat hooks and shelving. Single light fitting to the ceiling. Consumer units and heating control are situated within this space. Wood effect laminate to the floor.

Lounge - 20'11" x 10'6"

Nicely presented and spacious Lounge, with window to the front aspect with chrome curtain pole and hanging curtains. Two single pendant light fittings and smoke alarm to the ceiling. Wood effect laminate to the floor. BT, TV and various power points. Two single radiators. Door leading to the Kitchen.





Dining Kitchen - 20'8" narrowing to 7'6" x 17'2" narrowing to 9'2"

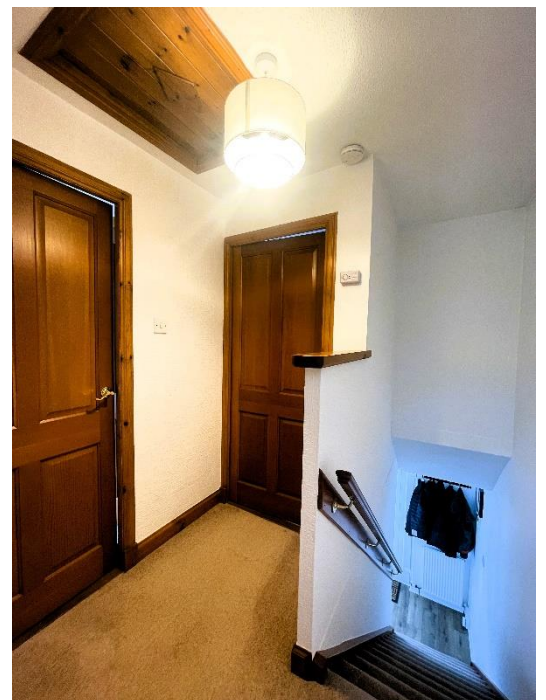
Fabulous Dining Kitchen with a range of base units, wall mounted cupboards and junker style work surface. Integrated range master cooker, stainless steel splash back and overhead extractor. Space is available for a fridge freezer, dishwasher and washing machine. Composite sink, drainer and mixer tap. Two windows overlooking the Garden with venetian blinds. Tile effect flooring. 6 light fittings and 4 single pendant light fittings to the ceiling. Two single radiators. Ample space is available for a large dining table and chairs. Various power points. Doors leading to the Utility Space and Lounge. Secure uPVC double glazed door leading to the Garden at the rear of the property.





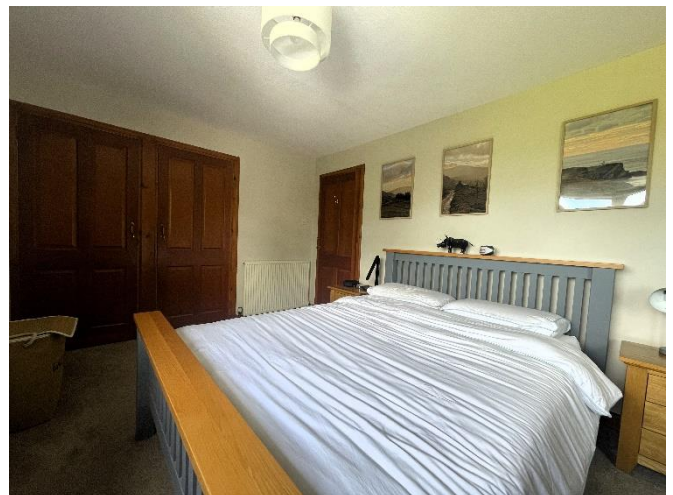
Staircase & Landing

A carpeted staircase leads to the 1st floor accommodation with wooden handrail. Doors leading to the Bedrooms and Bathroom. Carpet to the floor. Single light fitting and smoke alarm to the ceiling. Carbon monoxide detector. Double power point. Loft access to a partially floored loft space with lighting.



Bedroom 1 - 9'8" x 14'7"

Double Bedroom with window to the front aspect, with venetian blind, pine curtain pole and hanging curtains. Carpet to the floor. Two double power points and TV point. Single light fitting to the ceiling. Single radiator. Wall to wall, fitted wardrobes, offering storage and fronted by mirror sliding doors. Two further built in cupboards, one housing the Worcester wall mounted gas fired boiler and the other providing ample shelved storage.



Bedroom 2 - 11'3" x 11'1"

Double Bedroom with window to the rear aspect with venetian blind, pine curtain pole and hanging curtains. Carpet to the floor. Single light fitting to the ceiling. Single radiator. BT, TV and two double power points. Built in cupboard providing storage space.

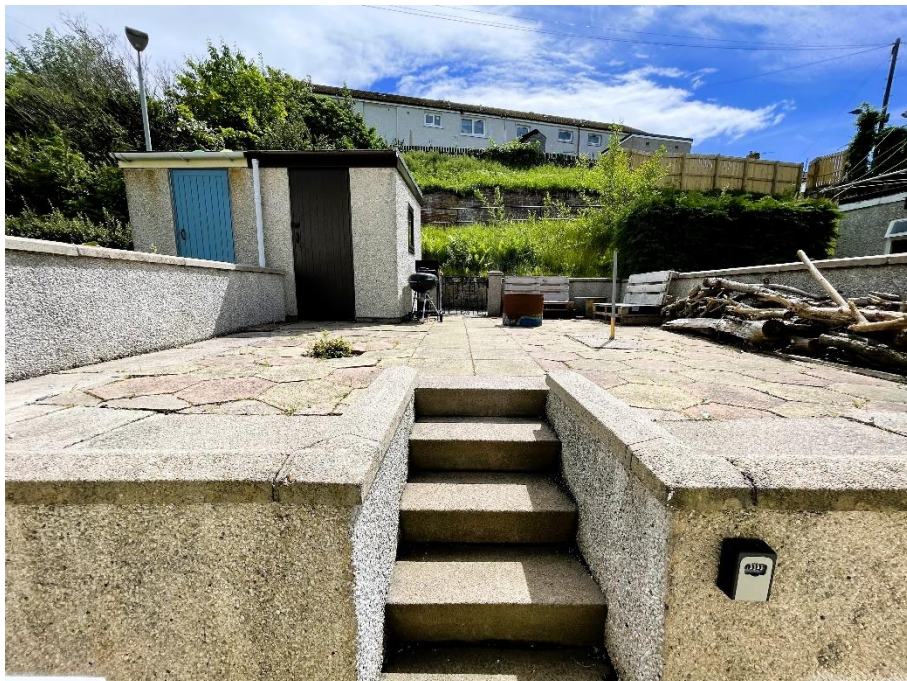


Bathroom - 6'4" x 5'5"

Bathroom with low level WC, pedestal wash hand basin and bath with overhead mains shower and shower screen. Ceramic tiling to the walls. Window with obscure glass to the rear of the property. Wood effect laminate to the floor. Single light fitting to the ceiling. Chrome heated towel rail.

Front & Rear Gardens

Easily maintained Garden, to the front, it is tiered with steps and gate access leading up to the front door. The rear garden is enclosed, large area laid to paving slabs, ideal for Al Fresco dining and entertaining. Rotary dryer and stone build shed, providing storage space. Gate access out to the back lane.



Council Tax Band Currently B

Note 1 - All integrated appliances, floor coverings and light fittings are included in the sale.

Note 2 - All furniture is available by separate negotiation.
