



31 BOGTON ROAD, FORRES IV36 1BH



We are pleased to offer this 2 Bedroom 1st Floor Flat which offers spacious accommodation and is located in a popular residential area within a few minutes walk of the Town Centre & Local Schools.

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

Accommodation comprises; Entrance & Staircase, Hallway, Lounge, Breakfasting Kitchen, 2 Double Bedrooms and a Bathroom. Further benefits include Gas Central Heating, Double Glazing, Front & Rear Enclosed Garden.

EPC Rating D

OFFERS OVER £125,000

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



Entrance & Staircase

Private entrance through a secure door with glazed panels. Staircase leading up to accommodation with painted wooden handrail. Light tunnel.

Hallway

The landing provides access to the Lounge, Kitchen, Bedrooms and Shower Room. Single light fitting, smoke alarm and loft access. Single radiator. Painted floorboards. Single power point. Wall mounted heating thermostat and coat hooks. Walk in cupboard with lighting, coat hooks and provides ample storage space and houses the consumer units. Further small cupboard offering storage space.

Lounge - 15'2" x 15'7" (maximum measurement)

Spacious and bright Lounge with a window to the front aspect with curtain pole. Focal point of the room is an open fire, pitch pine surround, mantel, ceramic tiled hearth and wooden fender. Single pendant light fitting, carbon monoxide detector and smoke alarm to the ceiling. Wooden floorboards. Shelved alcove with storage below. TV point and various power points. Double radiator.



Breakfasting Kitchen - 13'4" x 10'4" (maximum measurement)

Range of base units with work surface. Space is available for a cooker, washing machine and fridge freezer. Window overlooking the rear aspect. Stainless steel sink and drainer. Built in cupboard providing shelved storage. Wall mounted heating control. Ample space is available for a dining table and chairs. Various power points. Double radiator. Single light fitting and smoke alarm to the ceiling. Wooden shelving. Wall mounted Xpelair.



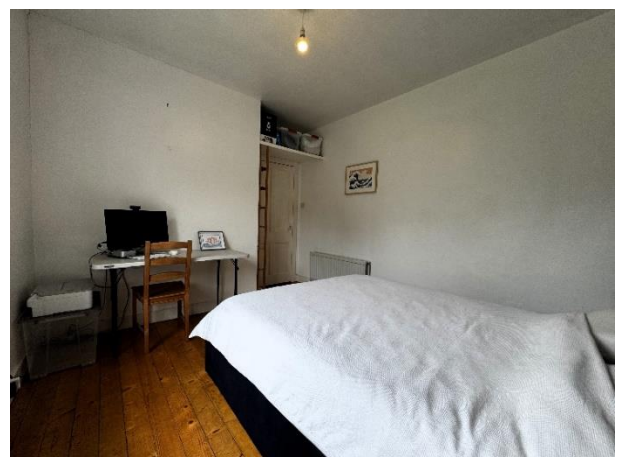
Bedroom 1 - 13'1" x 12'0"

Double Bedroom with window to the front aspect with curtain pole. Single light fitting to the ceiling. Fitted carpet to the floor. Various power points. Double radiator. Built in cupboard offering shelved storage.



Bedroom 2 - 13'7" x 10'2" (maximum measurement)

Double Bedroom with window to the rear aspect with roller blind. Single pendant light fitting to the ceiling. Wooden flooring. Various power points. BT point. Double radiator. Built in cupboard with shelved storage.





Bathroom - 7'0" x 6'5" (maximum measurement)

Bathroom with low level WC and wall mounted wash hand basin. Bath with overhead mains shower. Ceramic tiling to the walls. Wall mounted medicine cabinet. Single light fitting to the ceiling. Vinyl to the floor. Window with obscure glass to the rear aspect. Double radiator. Wall mounted mirror. Shaving point.



Front & Rear Gardens

Paved pathway leading to the entrance of the property. Areas with mature shrubs and trees. The Garden to the rear of the property is mainly laid to grass with a fence boundary. Washing line and timber shelter provide storage.

Council Tax Band Currently "A"

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

Note 2 – The fire has not been in use, so will need to be inspected before use.

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment.