



20 BOGTON ROAD, FORRES MORAY IV36 1BH



We are pleased to offer this 2 Bedroom Ground Floor Flat which offers spacious accommodation and located in a popular residential area and within a minutes walking distance of the Town Centre & Local Schools.

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

Accommodation comprises; Entrance Vestibule, Hallway, Lounge, Dining 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 Vestibule - 3'6" x 4'10"(1.44m)

Entrance to the property is through a secure door with glazed panel. Carpet to the floor. Single pendant light fitting to the ceiling. Carpet to the floor. Wall mounted cupboard housing the consumer units. Door with glazed panels leading to the Hallway.

Hallway

Single pendant light fitting and some alarm to the ceiling. Built in cupboard offering storage space. Single radiator. Wood effect laminate to the floor. Single power point. Doors leading to further accommodation.

Lounge - 15'5" x 13'9" extending to 15'1"

Spacious Lounge with windows to the front aspect with curtain pole. The focal point of the room is an open fire with slate hearth, surround and mantel. 5 bulb light fitting to the ceiling. Carpet to the floor. Double radiator, BT, TV and various power points.



Dining Kitchen - 10'5" x 13'5"

Good sized Dining Kitchen with a range of base units, wall mounted cupboards and roll top work surface. Ceramic tiling to the walls. Integrated appliances include a 5-ring gas hob, overhead extractor and single oven. Space is available for an integrated fridge freezer and washing machine. Window to the rear aspect overlooking the rear garden. Six recessed light fittings, smoke alarm and coving to the ceiling. Double radiator and various power points. Wall mounted Alpha gas fired boiler. Ample space available for a dining table and chairs. Secure door leading out to the Garden.



Bedroom 1 - 11'9" x 13'1"

Spacious double bedroom with a single pendant light fitting to the ceiling. Double radiator. Carpet to the floor. Various power points. Window which overlooks the front aspect. Built in shelved storage press.



Bedroom 2 - 11'1" x 9'10" plus door recess

Large double bedroom with a window overlooking the rear aspect with pine curtain pole and hanging curtains. Carpet to the floor. Double power point. Single pendant light fitting to the ceiling. Double radiator. Alcove with storage space below.



Bathroom - 6'4" x 6'10"

Bathroom with low level WC, wash hand basin with mixer tap and bath with mixer tap, overhead mains shower, ceramic tiling to the walls and shower screen. Chrome heated towel rail and chrome accessories. Shaving point. Single light fitting and xpleair. Single light fitting to the ceiling. Vinyl to the floor. Window to the rear aspect with obscure glass.



Front & Rear Gardens

The property benefits from a private garden. To the front of the property the garden is laid to lawn

The rear garden is sloped and is enclosed within a fence boundary with gate access to the neighbouring properties. It has a seated patio area. Timber built shed.



Council Tax Band Currently A

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

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.