



Inver House, 5 Bogton Place, Forres IV36 1EP



We are pleased to offer this traditional stone built Detached 4 Bedroom Family Home.

Accommodation comprises; Entrance Hallway, Lounge, Dining Kitchen, Family Shower Room. 2 Bedrooms with En-Suite and 2 Further Attic Bedrooms. Further benefits include Gas Central Heating and Modernised Electrics throughout.

The property is well positioned for Forres town centre which offers a variety of local shops, and services which include restaurants, chemists, attractive parks, primary and secondary schools.

EPC Rating D

OFFERS OVER £295,000

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

Entrance Hallway

Entrance to the property is through a secure door. Single pendant light fitting and smoke alarm to the ceiling. Original wood flooring. Double radiator. The Hallway gives access to the Lounge, Dining Kitchen and Shower Room. Stairs leading to upper accommodation. Under stair cupboard with light fitting and provides storage space.



Lounge - 14'7" x 17'7"

Spacious Lounge with double aspect windows, one to the front and a further to the rear of the property, both with pine curtain poles and hanging curtains. Focal point of the room is a multi fuel burner within a marble effect fire surround, stone hearth and inset. Original flooring. Two double radiators, TV, BT and various power points. Single pendant light fittings to the ceiling. Two alcoves with cupboards and one has shelved storage. Built in cupboard providing storage space.





Dining Kitchen - 12'8" x 17'4"

Kitchen with a range of base units and wall mounted cupboards with roll top work surface and upstand. Free standing wooden unit offering storage space and houses the Belfast sink with junker style work surface. Integrated appliances include a double oven, 4 ring hob and overhead extractor. Space available for a washing machine and fridge freezer. Nine recessed spotlights and smoke alarm to the ceiling. Vinyl to the floor with recessed carpet matting. Window to the front aspect with pine curtain pole and hanging curtains and a window seat overlooking the rear aspect. Various power points. Alcove which houses the Worcester gas fired boiler with carbon monoxide detector. Wooden shelving. Ample space available for a dining room table and chairs. Secure door leading out to the Courtyard at the side of the property.





Shower Room - 11'3" narrowing to 3'2" x 5'2" extending to 7'8"

Modernised Shower Room with corner shower enclosure with overhead mains shower and rain shower attachment with wet wall finish. Pedestal wash hand basin and low level WC. Chrome heated towel rail. Vinyl to the floor. 3 recessed spotlights to the ceiling. Window to the rear aspect. Wall mounted xpelair. Wall mounted mirror. Shaving point. Brass towel rail. Large storage cupboard offering ample storage space. Recessed storage area.

Stairway & Landing

Stairs leading to upper accommodation with painted balustrade and spindles. Single pendant light fitting to the ceiling. Window the front aspect with wooden curtain pole and hanging curtains. Double radiator. The landing provides access to two Bedrooms with En-Suites.



Bedroom with En-Suite Shower Room

Bedroom - 14'7" x 17'7"

Bright and spacious Bedroom with dual aspect windows, one to the front and one to the side aspect with curtain poles and hanging curtains. Single pendant light fitting. Original wood flooring. Two double radiator and various power points. Two recessed alcove. Door leading to the En-Suite.



Shower Room - 8'9" x 5'6"

Modernised Shower Room with large shower enclosure with overhead mains shower and rain shower attachment with wet wall finish. WC and pedestal wash hand basin. Wall mounted chrome towel rail. Shaving point. Expelair. Wall mounted mirror. Vinyl to the floor.



Bedroom 2 with En-Suite Bathroom

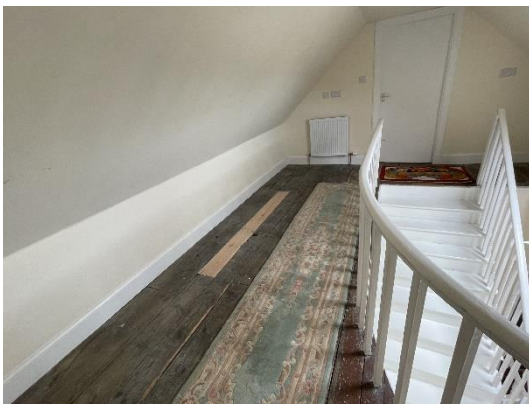
Bedroom - 17'9" x 13'4"

Modernised Spacious Bedroom with two windows, one to the front aspect and a further to the side aspect with curtain poles and hanging curtains. Single pendant light fitting to the ceiling. Original wooden flooring. Recessed alcove. Two double radiator and various power points. Door leading to the En-Suite Bathroom.



Bathroom - 7'11" x 5'5"

Bathroom with WC, pedestal wash hand basin and bath with overhead shower and shower screen with wet wall finish. 4 recessed spotlights and xpelair to the ceiling. Chrome heated towel rail. Vinyl to the floor. Wall mounted mirror and shaving point.



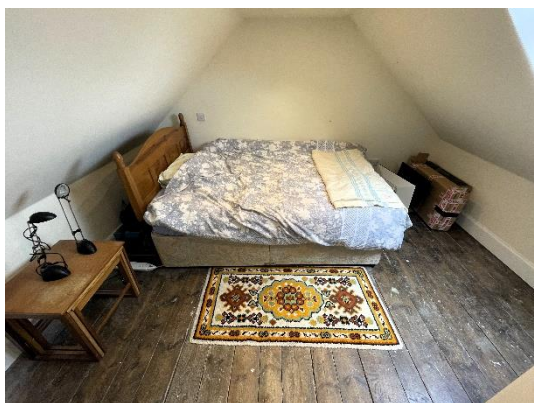
Stairway & Landing

Painted staircase with painted balustrades and spindles. The landing provides access to Bedrooms 3 and 4. 4 recessed spot lights and smoke alarm. Two single radiators. Velux window to the front aspect.

Bedroom 3 - 11'10" x 14'7"

Bedroom with velux window to the front aspect. Original wood flooring. 3 recessed spotlights to the ceiling. BT, TV and various power points. Double radiator.





Bedroom 4 - 11'9" x 10'7"

Bedroom with velux window to the front aspect. Original wood flooring. 3 recessed spotlights to the ceiling. BT, TV and various power points. Double radiator.

Front and Side Garden

The Garden to the front of the property is mainly laid to grass with gate access and pathway leading to the front door. Enclosed by a hedge and wall boundary.

Gate leading to an enclosed walled South facing Garden area at the side of the property with access to the Kitchen, this is easily maintained with part stone chips and concrete.



Note 1

All integrated appliances and light fittings included in the sale.

Note 2

Ethernet internet access ports in all main rooms.

Council Tax Currently D

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.
