



## 80 Bogton Road, Forres IV36 1BJ



We are delighted to offer this extended & spacious 2 Bedroom Mid Terraced Family Home, with great potential, 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 comprising; Entrance Hallway, Lounge, Large Dining Kitchen, 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 £120,000**  
**£15,000 BELOW VALUATION**

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

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

Entrance to the property is through a secure door with glazed panel and obscure window to the side of the door, with pine curtain pole.

Carpet to the floor. Single light fitting and smoke alarm to the ceiling. Wall mounted coat hooks. Single radiator. Double power point and BT point. Doors leading to the Lounge and Cupboard. Stairs leading to upper accommodation.



### **Walk in Cupboard - 4'1" x 5'2"**

Walk in cupboard 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.

### **Lounge - 20'11" x 10'6"**

Spacious Lounge, nicely presented, with window to the front aspect with vertical blinds, pine curtain pole and a glazed window to the Dining Area within the Dining Kitchen. Two single pendant light fittings and smoke alarm to the ceiling. Carpet to the floor. BT, TV and various power points. Two single radiators. Wall mounted pine shelving. Door leading to the Kitchen.







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

Kitchen with a range of base units and roll top work surface. Space available for a cooker, fridge freezer, dishwasher and washing machine. Stainless steel sink and drainer. Fitted breakfasting table for informal dining. Two windows overlooking the Garden, both fitted with venetian blinds. Carpet to the floor. Pine linings to the walls. Two 4 bulb light fittings and single pendant light fitting. Two single radiators. Ample space available for a large dining table and chairs. Various power points. Doors leading to the Built in Cupboard and Lounge. Secure uPVC double glazed door leading to the Garden at the rear of the property, with pine curtain pole.









### **Staircase & Landing**

A carpeted staircase leads to the 1<sup>st</sup> floor accommodation with 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.

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

Double Bedroom with window to the front aspect, with venetian blind and pine curtain pole. 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 Alpha 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 and pine curtain pole. 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.





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### **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. Carpet to the floor. Single light fitting to the ceiling. Pine linings and pine accessories. Single radiator.



### **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 floor coverings and light fittings are included in the sale.

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