



Marine Court, Lossiemouth, IV31 6SR
Offers Over £270,000

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A rare opportunity to acquire an exceptionally stylish two-bedroom ground-floor apartment, perfectly positioned in one of Lossiemouth's most desirable central locations. Enjoying a prime spot within the development, this impressive home features an elegant bay window that frames outstanding views across the landscaped grounds towards the Moray Firth.

The vibrant coastal town of Lossiemouth offers an enviable lifestyle, boasting excellent local amenities including primary and secondary schooling, boutique shops, welcoming cafés, quality restaurants, traditional pubs, two pristine sandy beaches, and the renowned Moray Golf Club located just a stone's throw away.

This beautifully presented apartment provides bright, generously proportioned accommodation comprising a welcoming entrance hall, two double bedrooms (the master benefitting from a luxurious en suite), a contemporary family bathroom, and an expansive open-plan lounge/diner/kitchen designed for modern living and entertaining.

Further highlights include a secure entry system, elevator access, double glazing, gas central heating, a private basement storage room, allocated parking, and a spacious single garage.

EPCC

Council tax band E

Entrance Hallway 10'5" x 12'1" (3.2 x 3.7)

From the communal entrance, the property is accessed via a secure wooden door opening into a spacious entrance hallway. The hallway provides access to both bedrooms and the bathroom, with double doors leading through to the lounge.

The hallway benefits from a central heating radiator, wooden flooring, and a ceiling light fitting. A generous double cupboard offers both hanging and shelved storage.

Lounge 21'7" x 16'8" (6.6 x 5.1)

A magnificent open-plan living space characterised by impressive high ceilings and an elegant bay window framing elevated views over the manicured grounds, the golf course,

and out towards the Moray Firth.

This exceptional room offers ample space for both lounge furniture and a formal dining table, creating an ideal setting for both relaxation and entertaining. Premium wooden flooring, central heating radiators, and exquisite decorative ceiling coving further enhance the sense of grandeur and sophistication.

Kitchen 11'9" x 8'10" (3.6 x 2.7)

A beautifully presented modern kitchen featuring stylish dark cabinetry paired with warm wooden worktops, creating an elegant and contemporary feel. The generous U-shaped layout provides excellent workspace and storage, with a combination of wall and base units offering practical

functionality. Integrated lighting beneath the wall units enhances the preparation areas, while the large window allows natural light to brighten the space.

The kitchen is equipped with integrated appliances, including a gas hob with extractor above, electric oven, dishwasher, and separate fridge and freezer. Complemented by wood-effect flooring and tasteful decor, this is a well-designed and welcoming space ideal for cooking and everyday living.

Bedroom 1 12'9" x 12'5" (3.9 x 3.8)

A spacious double bedroom featuring a large window to the front aspect, allowing plenty of natural light into the room.



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The bedroom benefits from a built-in double wardrobe with sliding, mirror-fronted doors, providing excellent storage. Additional features include a ceiling light fitting, fitted carpet, and a central heating radiator, creating a warm and comfortable space.

Bathroom 7'2" x 6'6" (2.2 x 2)

A well-appointed four-piece bathroom suite in white, comprising a W.C., shower cubicle with mains shower, bath tub, and a wash hand basin with useful storage beneath. The room is fitted with a ceiling light, extractor fan, vinyl flooring, and a central heating radiator.

Bedroom 2 8'6" x 15'5" (2.6 x 4.7)

A bright and spacious master bedroom featuring large windows to the side aspect, allowing plenty of natural light to enhance the room's generous proportions. The space is beautifully presented with soft, neutral décor, fitted carpet, and a central heating radiator.

Excellent storage is provided by a walk-in wardrobe offering ample hanging and shelved space, alongside an additional storage cupboard. A door leads through to the En suite.

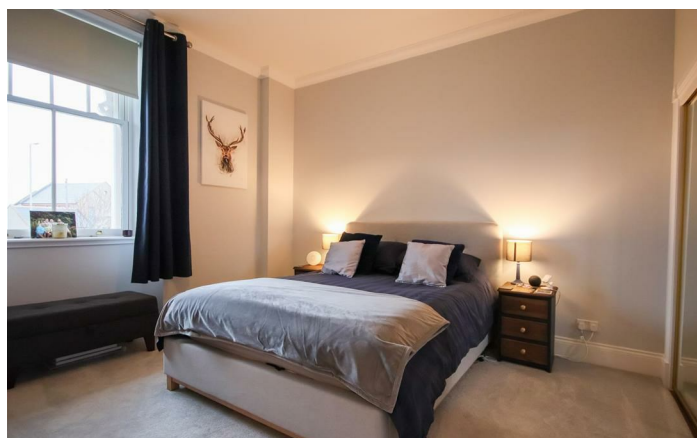
En Suite 6'6" x 6'6" (2 x 2)

A modern three-piece En suite comprising a shower

enclosure with mains-fed shower unit, wash hand basin with storage below, and W.C. The room features practical vinyl flooring, a stylish ladder-style radiator, and ceiling spotlights.

Exterior

The property is situated in maintained grounds with allocated parking and a spacious single garage with up and over door.





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