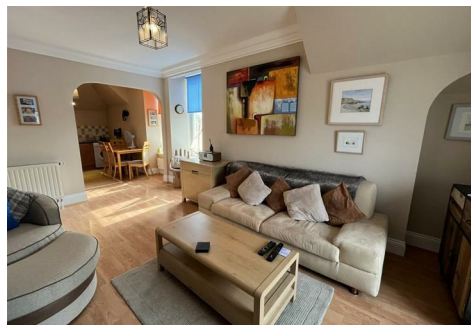




**Harper
Macleod LLP**
Estate Agents & Solicitors



17 Marine Court, Lossiemouth, IV31 6SR

Offers over £185,000

Top floor apartment in the popular Marine Court apartments, Stotfield Road, Lossiemouth. With views from the lounge of the West Beach, Covesea Lighthouse and the Sutherland Hills in the distance, the apartment is across the road from Moray Golf Club. The accommodation comprises entrance hallway, open plan lounge/dining kitchen, two bedrooms (one en-suite) and a bathroom. The property which is in excellent order throughout further benefits from double glazing, gas central heating, allocated parking space and communal garden grounds.

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COMMUNAL ENTRANCE

Entry is by a secure telephone entry system and a lift provides access to the first and second floors.

ENTRANCE HALLWAY



Solid wood entrance door; double built-in cloak cupboard; second shelved storage cupboard; cupboard housing the gas central heating boiler; wood effect flooring; three ceiling light fittings.

OPEN PLAN LOUNGE/KITCHEN

LOUNGE

17'10" x 11'6" (5.44m x 3.51m)



Double aspect to side and rear with views over to the Moray golf course; West beach and lighthouse; wood effect flooring; two ceiling light fittings.

KITCHEN

12'7" x 8'3" (3.86m x 2.54m)



Window to rear; fitted kitchen in medium wood effect; single electric oven; four ring gas hob and hood; plumbing and space for washing machine; under counter fridge and freezer; wood effect flooring; ceiling light fitting and two spotlights.

BEDROOM 1

13'1" x 9'1" (4m x 2.79m)



Window to side; double built-in wardrobe; fitted carpet; ceiling light fitting.

EN-SUITE BATHROOM
9'4" x 5'7" (2.86m x 1.72m)



Internal room; sink; WC and bath with mains shower over; vinyl flooring; inset ceiling spotlights; extractor fan.

BEDROOM 2
11'6" x 8'8" (3.52m x 2.66m)



Window to side; double built-in wardrobe; fitted carpet; ceiling light fitting.

BATHROOM
6'7" x 5'8" (2.01m x 1.73m)



Internal room; vanity mounted sink and WC; bath with mains shower over; vinyl flooring; inset ceiling spotlights; extractor fan.

OUTSIDE

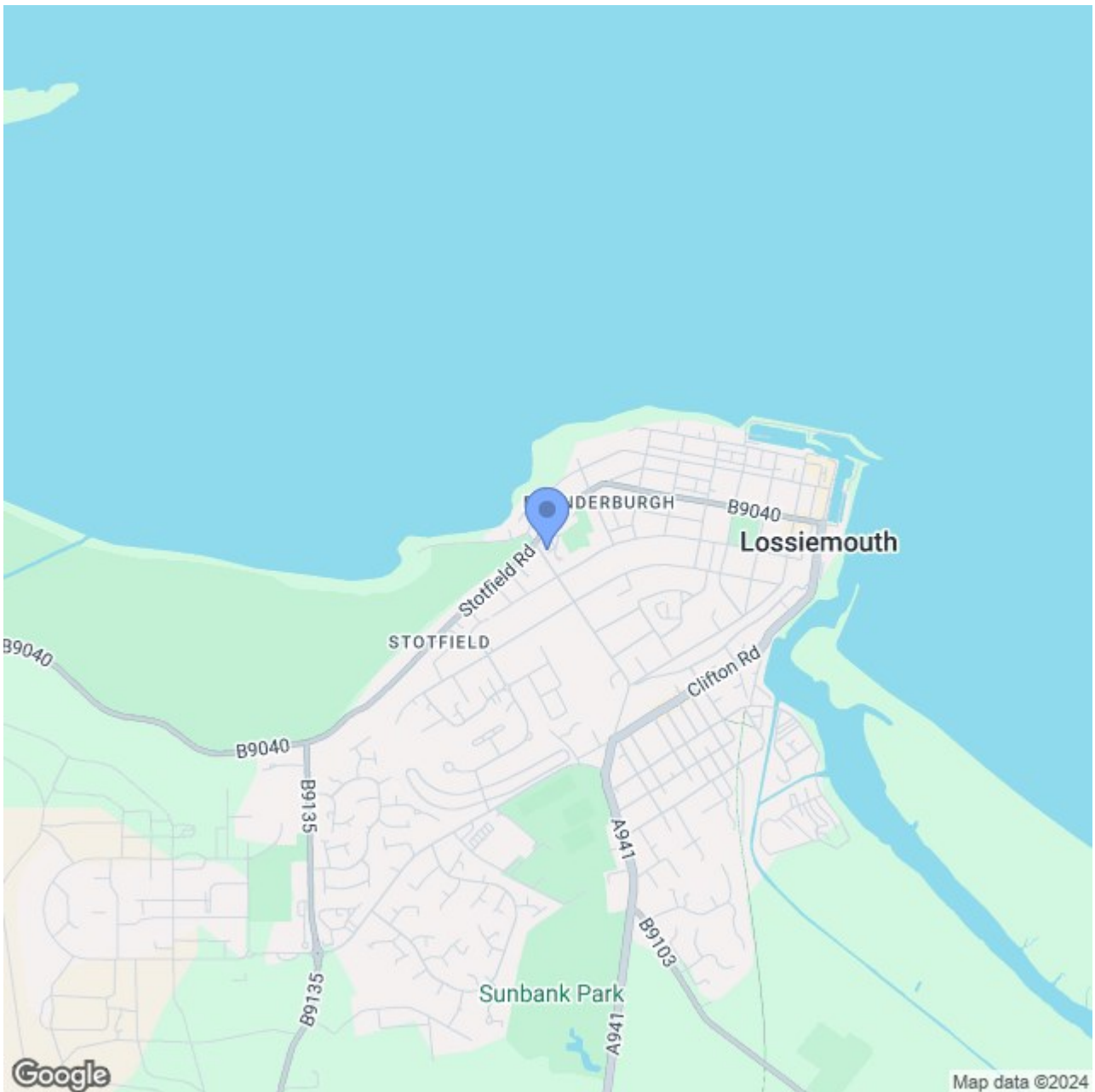
The property sits in immaculate communal garden grounds; one allocated parking space and visitor parking.

NOTES

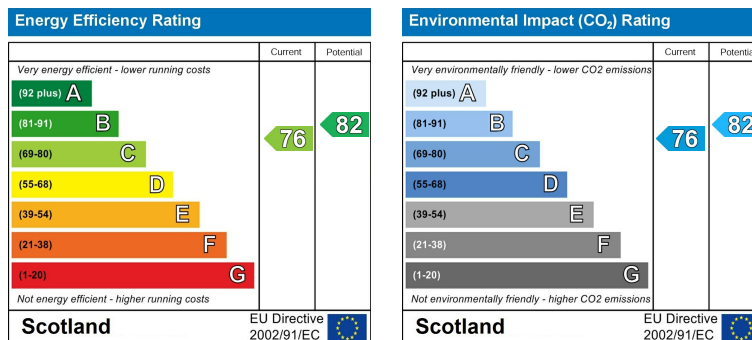
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds; all bathroom and en-suite fittings; the built-in single electric oven; four ring gas hob and hood in the kitchen.

COUNCIL TAX BAND: D

Area Map



Energy Efficiency Graph



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