

**1 Marina Quay, Lossiemouth, IV31 6TJ**  
**Offers over £210,000**

Immaculate modern first floor waterfront apartment enjoying uninterrupted sea views over the Moray Firth and Lossiemouth Harbour. The accommodation comprises lower hallway and staircase, main hallway, open plan lounge, kitchen and dining area, three bedrooms (one en-suite) and shower room. The property, which is in excellent order throughout, further benefits from recently replaced windows, double glazing, gas central heating and two allocated parking spaces. This property will appeal to a wide variety of buyers as an investment property, main residence or holiday home.



**ENTRANCE HALLWAY**

7'8" x 2'11" (2.35m x 0.90m)



Private wooden entrance door with spyhole; inset ceiling spotlights; staircase to the first floor.

**STAIRCASE & LANDING**

18'8" x 4'7" (5.70m x 1.40m)



Inset ceiling spotlights; fitted carpet; hatch to the loft space; two spacious built-in storage cupboards with space for tumble dryer; leads in turn to bedroom 3, bedroom 2, shower room, bedroom 1 and open plan lounge/kitchen/dining room.

**OPEN PLAN LOUNGE / DINING KITCHEN**

29'6" x 13'1" (9.00m x 4.00m )



Spacious open plan area with stunning views overlooking the Moray Firth and towards the East Beach.

**LOUNGE**



Ceiling light fitting; tiled flooring; fitted storage furniture; French doors.

## DINING



Ceiling light fitting; tiled flooring; space for table and chairs; full length windows overlooking the Moray Firth.

## KITCHEN



Inset ceiling spotlights; tiled flooring; window overlooking the Moray Firth; black high gloss kitchen by Riverside Kitchens; integrated fridge freezer; built-in Zanussi electric oven with microwave above; integrated dishwasher and washer dryer; island unit with Zanussi induction hob and chimney style extractor hood; breakfast bar; unit concealing Worcester gas central heating boiler.

## BEDROOM 1

12'7" x 9'4" (3.85m x 2.85m)



Window overlooking Harbour; ceiling light fitting; TV bracket; walk-in wardrobe with hanging rails and shelving; fitted carpet; door to en-suite shower room.

## EN-SUITE SHOWER ROOM

5'4" x 4'11" (1.63m x 1.51m)



Circular window to side; ceiling light fitting; extractor; corner shower cubicle with mains fed shower; pedestal sink; WC; fixed wall cabinet; fixed mirror; heated towel radiator; tile flooring.



**BEDROOM 2**

9'2" x 4'11" (2.80m x 1.50m)



Window overlooking the Harbour; ceiling light fitting; ceiling light fitting; TV bracket; triple built-in wardrobes; fitted carpet.

**BEDROOM 3**

9'2" x 6'2" (2.80m x 1.90m)



Window overlooking the Harbour; ceiling light fitting; fitted carpet; built-in wardrobe.

**SHOWER ROOM**

8'6" x 4'11" (2.60m x 1.50m)



Internal room; inset ceiling spotlights; extractor; spacious double walk-in shower cubicle with mains fed shower; WC; wall mounted sink; wall mounted chrome heated towel radiator; wall mounted mirror cabinet; tile flooring.

## OUTSIDE



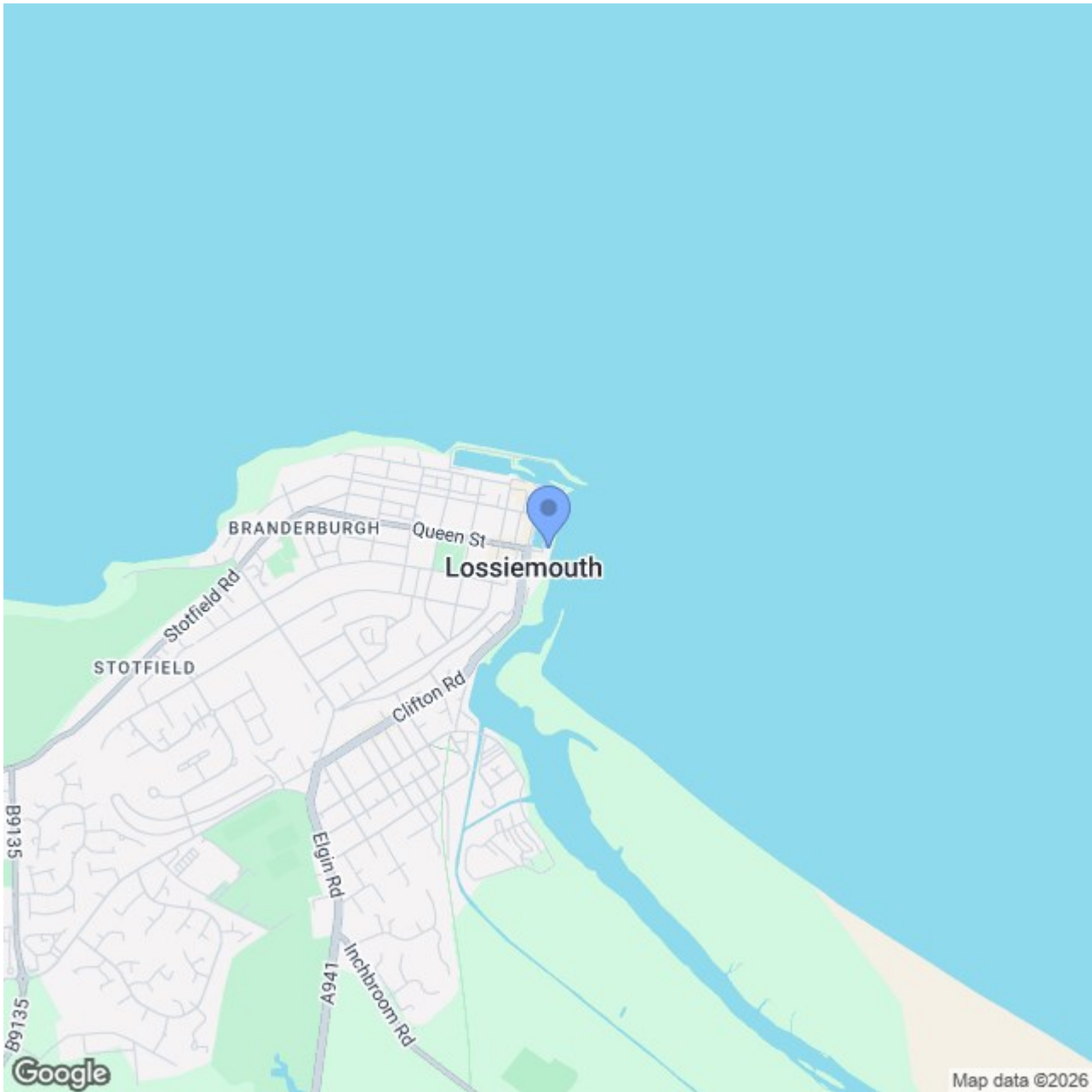
The property benefits from two allocated parking spaces below the building. Large storage cupboard at the main entrance.



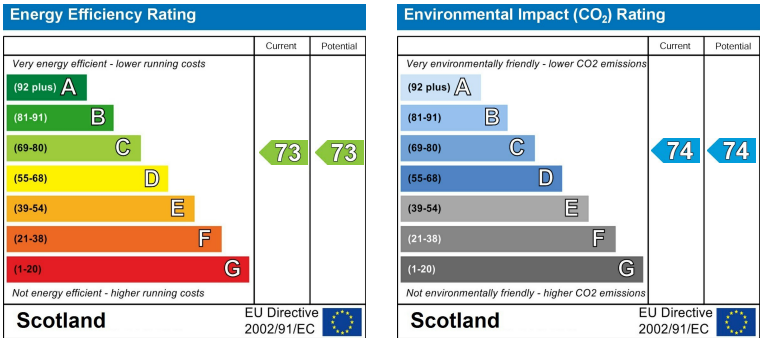
## NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all en-suite and shower room fittings, the fixed unit in the lounge area and the integrated fridge freezer, built-in microwave and oven, induction hob, hood, integrated dishwasher and integrated washer/dryer in the kitchen.

Area Map



Energy Efficiency Graph



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