



Penthouse, Golf View Apartments, Stotfield Road,  
Lossiemouth

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# Penthouse Golf View Apartments Stotfield Road, Lossiemouth IV31 6QT

A luxury penthouse coastal apartment with panoramic views over the Moray Golf Club and the dramatic coastline of the Moray Firth.

Elgin 5.4 miles, Inverness Airport 35.2 miles,  
Inverness 42.8 miles (mileages are approximate)

Entrance hall | Drawing room | Kitchen | Dining area | Principal bedroom with en suite shower room | 1 Further bedroom | Family bathroom  
Four balconies | Allocated parking

EPC Rating: C

## The property

Forming the top floor of an exclusive development of apartments built circa. 2005, this penthouse offers over 1,600 sq. ft of attractive, light-filled accommodation including four balconies.

The entrance hall is accessed via a security entry system leading to the bright central stairwell. The beautifully presented 36 ft. drawing room offers the ideal space for entertaining, with a striking contemporary log-burning fire and exceptional sea views via a large corner window, and wide sliding doors to the balcony. Double doors open into the well-appointed kitchen and dining space adjacent, which has a range of stylish cabinetry and integrated appliances, along with an island with inset sink and a breakfast bar overlooking the balcony.

The apartment has two well-sized and proportioned bedrooms with sliding doors opening to private balconies overlooking the

famous golf course. Both rooms benefit from generously sized bespoke fitted wardrobes, with the principal enjoying the use of a modern en suite shower room. Completing the accommodation is a deluxe family bathroom complete with dual sinks, a freestanding oval bathtub and a separate walk-in shower.

## Outside

The property resides in an enviable elevated position and is approached via the stone-walled entranceway opening to the forecourt. There are also well-kept tiered communal gardens with a range of colourful herbaceous planting and shrubbery. The four well-sized balconies offer uninterrupted vistas from every aspect, across the impressive Links golf course and to the Moray Firth.

## Situation

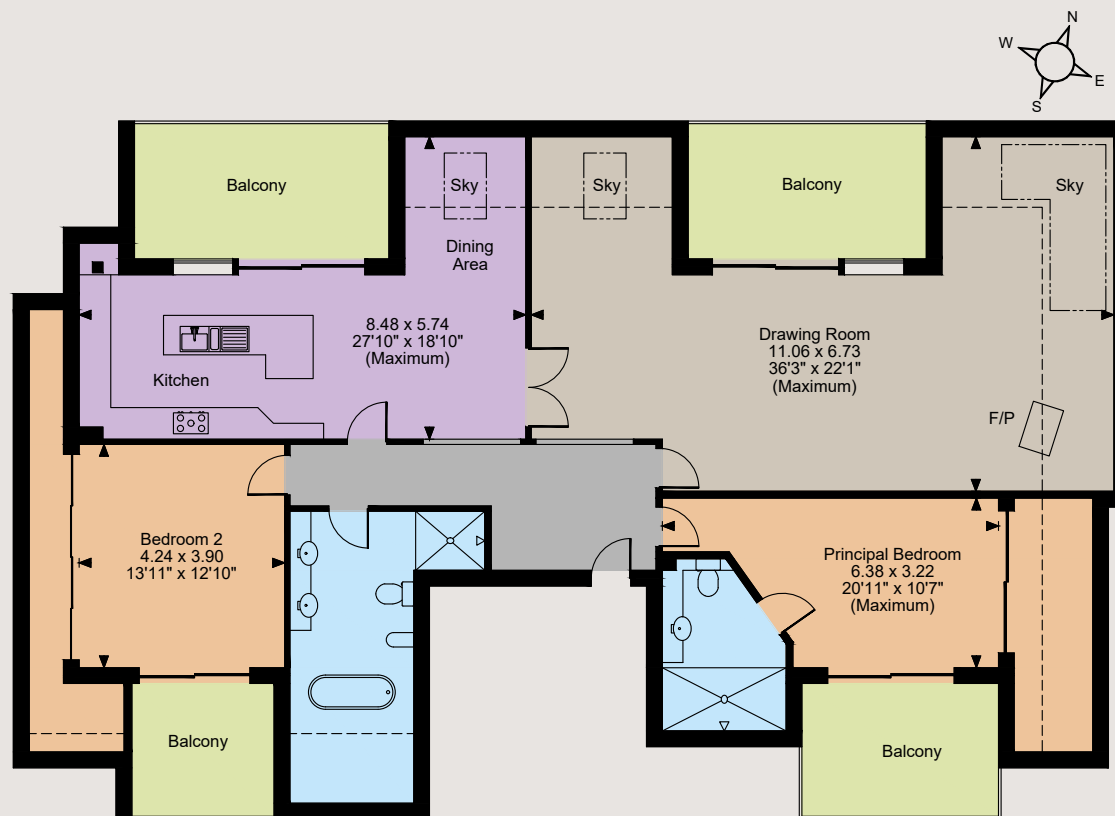
The picturesque coastal town of Lossiemouth is known as the 'jewel in Moray's crown' and offers easy access to miles of sandy beaches, along with the championship Moray Firth Gold Course and ample opportunities for sea angling and sailing. There are a range of local amenities, including various shops and schools, with nearby Elgin offering a plethora of recreational facilities, a leisure centre and many historic cultural sites. The station offers regular links to the thriving Highland capital of Inverness, with convenient road connections via the A96 and A9 and a range of domestic and European flights departing from Inverness airport.







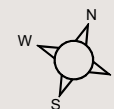
Floorplans  
Internal area 1,640 sq ft (152 sq m)  
Balcony external area 433 sq ft (40 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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## Directions

What3Words - ///armrests.overused.boot  
Head to Lossiemouth and take the B9040 onto Stotfield Road where you will find the property located on the left hand side (Golf View Apartments).

## General

**Local Authority:** Moray Council, High Street, Elgin, IV30 1BX, Tel 0300 123 4561.

**Services:** Mains electricity, water and drainage. Gas central heating.

**Council Tax:** Band F

**Fixtures and Fittings:** Fitted floor coverings and integrated kitchen appliances will be included in the sale.

**Tenure:** Freehold

**Factoring:** Service/Maintenance is approximately £45 per month.

**Guide Price:** Offers Over £495,000

## Inverness

Castle House, Inverness, IV2 6AA

**01463 719171**

inverness@struttandparker.com  
struttandparker.com

@struttandparker

/struttandparker

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