





Ben Braggie


Golf View Apartments, Stotfield Road, Lossiemouth


An impressive two-bedroom apartment set in a magnificent Lossiemouth setting, with stunning sea views


A stunning two-bedroom apartment located on the second floor of an exclusive apartment building with views across the beautiful links of Moray Golf Club and to the sea beyond. The apartment features light, airy accommodation and modern styling.


**1 RECEPTION ROOMS**


**2 BEDROOMS**


**2 BATHROOMS**


**RESIDENTS PARKING**

**BALCONY**

**FREEHOLD**

**TOWN/ COASTAL**

**1,299 SQ FT**

**OFFERS OVER £375,000**

The property

This beautifully appointed two-bedroom apartment is ideal for golf lovers and benefits from easy access so the club and its many facilities, as well as providing comfortable, modern living space. Attractive fittings include wooden flooring throughout and wooden fixtures and fittings, including to the kitchens and bathrooms, which complement the neutral décor and tall windows to lend an airy, organic feel to the accommodation.

The main reception room is the well-proportioned sitting room, which includes a dual aspect and benefits from a dual aspect with full-height windows and sliding glass doors opening onto the balcony, with its views across the golf links and out to sea. The sitting room has ideal proportions for entertaining, with its connection to the balcony, and is also a comfortable space in which to relax. Double doors connect the sitting room to the kitchen and breakfast room, another social room with space for a dining table and sliding glass doors opening onto the balcony. The kitchen has modern fitted units to base

and wall level, as well as a breakfast bar and integrated appliances by AEG, including a double oven, a gas hob and an extractor hood.

There are two double bedrooms, both of which have aspects to the front of the building. They include the principal bedroom with its built-in mirrored storage and en suite shower room with its walk-in shower, which has a rainfall shower head. The second bedroom also has built-in mirrored wardrobes, providing plenty of storage. In addition, the apartment has a family bathroom with a bathtub and a separate walk-in shower unit.

Outside

At the front of the apartment building, there is a resident parking area. The apartment itself has a balcony running the length of rear taking full advantage of the stunning views across the golf course to the sea. To the rear of the building there are terraced communal gardens, with rolling lawns, mature trees and seating, as well as direct access to the tee for Moray Old Course's 18th hole.



Location

Ben Braggie is situated in the picturesque coastal town of Lossiemouth, just a short walk from West Beach, Moray Golf Club, and the Moray Firth. The area is known for its peaceful setting and proximity to key amenities, making it especially appealing to those seeking a coastal lifestyle with easy access to outdoor pursuits. Often referred to as the "jewel in Moray's crown," Lossiemouth boasts miles of sandy beaches, the championship Moray Golf Course, and excellent opportunities for sea angling and sailing. The town offers a good range of amenities, including shops and schools, while nearby Elgin provides a wider selection of recreational facilities, a leisure centre, and several historic and cultural attractions. Elgin station offers regular rail links to the vibrant Highland capital of Inverness, which is also easily accessible by road via the A96 which also links to the A9. Inverness Airport provides a good range of domestic and European flights.

Distances

- Elgin 6 miles
- Inverness Airport 35 miles
- Inverness City Centre 41 miles
- Aberdeen 70 miles

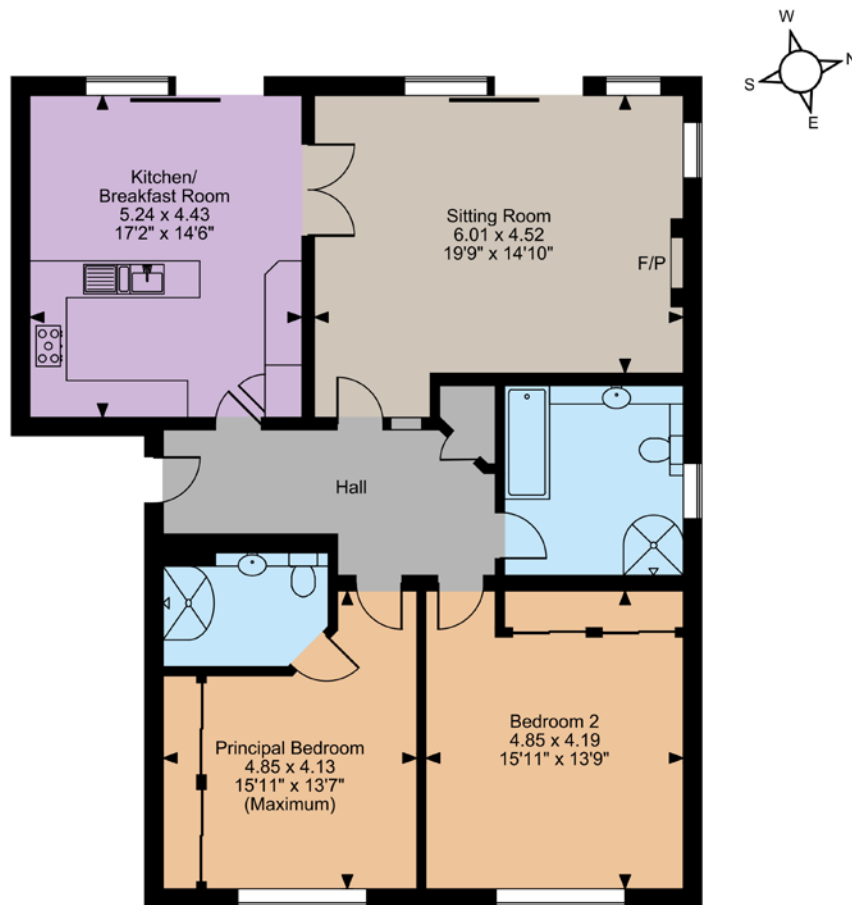
Nearby Stations

- Elgin 6 miles

Nearby Schools

- Hythehill Primary School & Nursery
- St Gerardine Primary School
- Lossiemouth High School
- Gordonstoun Independent School





Ground Floor

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

House internal area 1,299 sq ft (121 sq m)

For identification purposes only.

Directions

Post Code: IV31 6QT

what3words: ///advantage.plan.dripping

General

Local Authority: Moray Council, High Street, Elgin, IV30 1BX, 01343 543 451, www.moray.gov.uk

Services: Mains electricity, gas, water and drainage, gas-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: B

Fixtures and Fittings: Fitted floor coverings and integrated appliances will be included in the sale. Further items may be available subject to separate negotiation.

Factoring Fees: Approx. £48 per month plus an annual cost for buildings insurance.

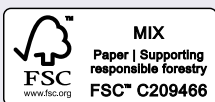
Inverness

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