

# STEWART & WATSON

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## SKIBO, GOLF VIEW APARTMENTS, STOTFIELD ROAD LOSSIEMOUTH, IV31 6QT



### *Superior & Spacious Apartment*

- Sought after, location boasting exceptional uninterrupted views
- Spacious, well finished accommodation with D.G & gas C.H
- Communal Entrance, Hallway, Large Lounge with Corner Turret
- Fitted Dining Kitchen, Bathroom & 2 Double Bedroom (1 with en-suite)
- Large Balcony. Communal Car Park and rear gardens.

***Offers Over £360,000***  
***Home Report Valuation £360,000***

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## SKIBO, GOLF VIEW APARTMENTS, STOTFIELD ROAD, LOSSIEMOUTH, IV31 6QT

### TYPE OF PROPERTY

We offer for sale this superior apartment, which forms part of a highly sought after and much admired development in the coastal town of Lossiemouth. Skibo, is a golfers dream and is located on the edge of the Old Course at Moray Golf Club, which has been described as one of the finest links courses in Scotland. Exceptional uninterrupted views over the golf course, sandy beach and across the Moray Firth towards the historic Covesea Lighthouse can be appreciated from the rear facing windows and balcony making it ideal for spotting the famous Moray Firth Dolphins and enjoying the beautiful sunsets. This impressive development has been completed to an exceptionally high standard with well maintained, secure communal entrance areas. Skibo boasts spacious, well-appointed, bright and airy accommodation on one level and benefits from full double-glazing, mains gas central

heating and superior quality oak panelled internal doors. The present owner has maintained the property well, it has been decorated in neutral tones and all fitted floorcoverings, curtains, window blinds and lightfittings are to be included in the sale price leaving this home in a true move-in condition

### ACCOMMODATION

#### Communal Entrance

Secure, controlled entry system with glass panelled exterior door allows access from the car park into the communal entrance, which is shared by the 7 apartments in this development. An impressive bright and airy entrance with oak doors and finishings and Karndean flooring with feature compass design. An internal door, straight ahead allows access to a vestibule, the main entry door to Skibo is on the left.



#### Hallway

Enter into the hallway, which has doors to the lounge, dining kitchen, bathroom and both bedrooms. Triple fitted cupboard with sliding doors, fitted shelf and hanging rails. Built-in cupboard with airing shelving and the central heating boiler.

#### Lounge

6.02 m x 4.26 m

A stunning room with rear facing patio doors allowing access onto the balcony a large turreted area with fitted corner seating enjoying the stunning views. Substantial oak fire surround with marble backing, hearth and inset gas fire. Door with glazed side panel to the hallway and double glass panelled doors to the dining area of the kitchen.







**Kitchen with Dining Area                      5.14 m x 4.37 m**

Open plan kitchen/dining room with large rear facing patio doors allowing access onto the balcony. The kitchen area has been fitted with a quality selection of base and wall mounted units in a cherry wood effect units with contrasting countertops and up-stands. Features of the kitchen include:- pull out larder unit, large cutlery drawer,

deep pan drawers, wine rack, illuminated double wall display unit and a fitted high level table. Integrated 5 burner gas hob, electric double oven, extractor, dishwasher, fridge freezer and washer dryer. Inset one and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Open plan to the dining area. Double glass panelled doors to the lounge.



**Bedroom 1****4.88 m x 3.32 m**

Double bedroom with double front facing window. Two, double built-in wardrobes with sliding mirror doors, fitted shelf and hanging rail. Door to the en-suite.

**En-suite Shower Room****2.72 m x 1.96 m**

Spacious en-suite with full wall and floor tiling. Fitted with a white toilet and wash-hand basin. Walk-in shower with curved glazed screen and Monsoon style shower.

Fitted with a selection of oak effect furniture, concealing the cistern and providing a double storage cupboard below the wash-hand basin. Heated towel ladder radiator.





## Bathroom

3.10 m x 2.93 m

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath. Walk-in shower with curved glazed screen and Monsoon style shower. Wall and floor tiling. Fitted with a selection of oak effect units providing useful storage cupboards and enclosing the cistern. Floor tiling and co-ordinating splashback wall tiling. Heated towel ladder radiator.



## Bedroom 2

4.86 m x 4.18

Spacious, double bedroom with double, front facing window. Two double built-in wardrobes with sliding mirror doors, fitted shelf and hanging rail.



## Balcony

Accessed via the sliding glazed doors in the dining area of the kitchen and the lounge is a covered balcony providing ample space for seating and table chairs. The balcony boasts exceptional uninterrupted views over the Moray Golf Club Old Course and looks immediately over the 1st green and the 18th tee but offers fine views across this impressive links golf course and the Moray Firth Coastline towards the historic Covesea lighthouse.



**OUTSIDE**

At the front a tarred car park provides parking exclusive to Golf View Apartments. Steps at either side of the building allowing access to the rear of the property, which has terraced garden areas laid in grass with some established shrubs and plantings. The 18th tee can be accessed from the bottom of the rear garden.



**SERVICES**

Mains water, electric, gas and drainage.

**ITEMS INCLUDED**

All fitted floor coverings, curtains, window blinds and light fittings. The integrated kitchen appliances.

**Council Tax**

The property is registered as band F

**EPC Banding**

EPC= B

**Viewing**

Contact our Buckie Office on 01542 833255 to see the virtual tour or to arrange a viewing appointment.

**Email** [buckie.property@stewartwatson.co.uk](mailto:buckie.property@stewartwatson.co.uk)

**Reference** Buckie/CF



**These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.**

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