



KITCHENS

High quality German Hacker kitchens from the Classic Uno range with textured laminate worktops and matching upstands to give a modern contemporary feel. Integrated Stainless Steel NEFF appliances including gas hob, electric oven, extractor hood, dishwasher and washer/dryer together with feature lighting.

Purchasers may have a choice of unit and worktop colours depending on the construction programme.

BATHROOMS

White sanitary ware with chrome finished accessories and heated towel rail. All bathrooms and en-suites will have full height tiling.

Purchasers may have a choice of wall tile colours from our standard range depending on the construction programme.

FINISHES, WINDOWS AND DOORS

Solid core pre-finished oak veneer doors with polished chrome handles. Triple glazed high performance German uPVC windows with white finish internally, coloured externally and matching chrome ironmongery. Oak stringer, and handrail to stair.

HEATING

Gas central heating with traditional radiators and thermostatically controlled valves. Chrome towel rails to bathrooms and en-suites where design layout allow.

FLOOR COVERINGS

Engineered Oak flooring to entrance hall, lounge, dining & kitchen areas, vinyl flooring to bathrooms, en-suites and utility rooms and fitted carpets to stairs and bedrooms.

DECORATION

Oyster white emulsion to walls and brilliant white painted ceilings. Door facings and skirtings to have satin white finish.



MARINA OUAYSIDE F1 F2 F3 F4 F5 F6 F7 F8 G1 G2 19 19 20 20 21 21 22 23 P4 P5 F6 P7 PAVEMENT



The Flots Fland F8

DESCRIPTION

With 3 double bedrooms the Ferguson offers lots of accommodation. The master bedroom features dressing room and en-suite, there is also a separate shower room and family bathroom. Double doors lead from the open plan living/dining onto a large balcony overlooking the marina.

ROOM SIZES

Lounge/Dining 5.40x4.54m 17'5"x14'11" 2.40x2.70m 7'10"x8'10" Kitchen Shower Room 2.56x1.70m 8'5"x5'7" Bedroom 1 2.68x3.72m 8'10"x12'2" Dressing Area 2.38x2.25m 7'10"x7'5" 2.51x1.52m 8'3"x5'0" En-suite Bedroom 2 2.50x3.44m 8'2"x11'3" Bedroom 3 2.50x3.77m 8'2"x12'4" Bathroom 2.55x2.43m 8'4"x8'0" Utility 2.25x2.43m 7'5"x8'0"

Total floor area 112m² (1,205ft²)

MID LEVEL





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The

Plots F2 and F7

DESCRIPTION

The Forbes is a self-contained 2 bedroom upper Duplex apartment. With the main living accommodation on the upper floor taking advantage of spectacular views over the marina and the sea beyond through full height feature glazing.

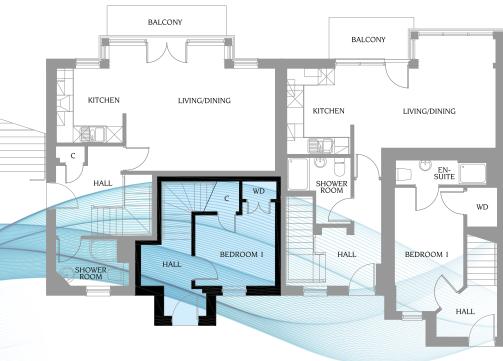
ROOM SIZES

Lounge/Dining 5.26x4.92m 17'3"x16'2" Kitchen 2.54x3.66m 8'4"x12'0" Shower Room 4.18x1.76m 13'8"x5'9" Bedroom 2 3.57x2.97m 11'9"x9'9" Bedroom 1 2.91x3.04m 9'6"x10'0"

Total floor area 82m² (882ft²)



LOWER LEVEL



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Findlay

Plots F3 and F6

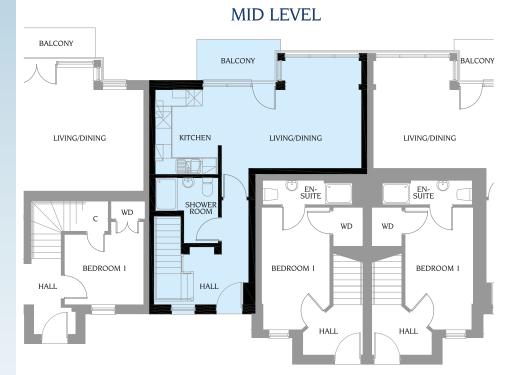
DESCRIPTION

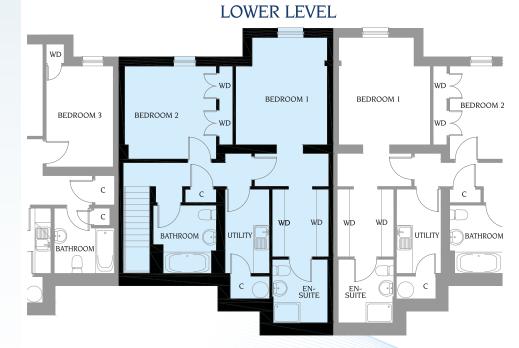
The Findlay is a massive 2 bedroom apartment. The master bedroom features dressing area and en-suite. The second double bedroom also has lots of built in wardrobe space. There is a separate shower room and family bathroom. An open plan living and dining with balcony overlooking the marina offers slick modern living.

ROOM SIZES

| Lounge/Dining | 5.14x3.95m | 16′10″x13′0″ |
|---------------|-------------|--------------|
| Kitchen | 2.31x3.11m | 7′7″x10′2″ |
| Shower Room | 2.30x2.41m | 7′6″x7′11″ |
| Bedroom 1 | 3.42x4.01m | 11′3″x13′2″ |
| Dressing Area | 2.11x2.52m | 6′11″x8′3″ |
| En-suite | 2.07x2.382m | 6′11″x7′10″ |
| Bedroom 2 | 3.43x3.48m | 11′3″x11′5″ |
| Bathroom | 2.36x2.55m | 7'9"x8'4" |
| Utility | 1.67x3.15m | 5′6″x10′4″ |

Total floor area 110m² (1,184ft²)







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The Jorsyth

Plots F4 and F5

DESCRIPTION

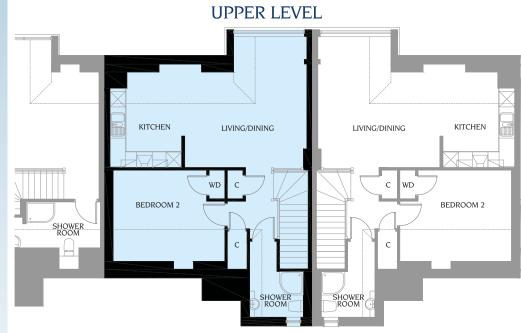
The Forsyth is a well-proportioned and desirable waterfront apartment featuring upper level living accommodation with full height glazing.

The master bedroom has en-suite facilities and the second double bedroom is generously proportioned.

ROOM SIZES

Lounge/Dining4.69x5.04m15'5"x16'6"Kitchen2.76x3.67m9'1"x12'0"Shower Room2.06x2.92m6'9"x9'7"Bedroom 24.29x3.51m14'1"x11'6"Bedroom 12.50x4.49m8'3"x14'9"En-suite3.30x0.90m10'10"x3'0"

Total floor area 91 m² (979ft²)





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The Jordon
Plots Gland G2

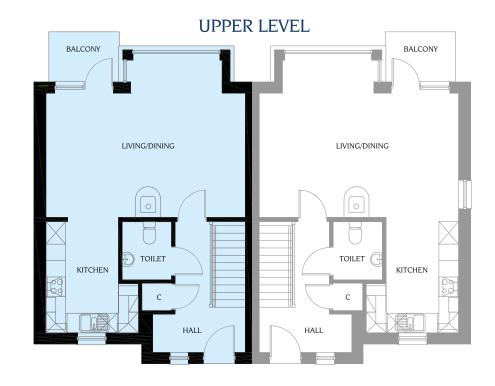
DESCRIPTION

The Gordon is a spacious 2 bedroom luxury apartment with modern open plan living and a contemporary feel. Full height feature glazing and a balcony overlooking the Marina from the Lounge and Dining areas. The master bedroom has walk through wardrobes and en-suite while the spacious second double bedroom has built in wardrobes. There is also a family bathroom and utility room on the lower floor.

ROOM SIZES

Lounge/Dining6.11x4.98m20'1"x16'4"Kitchen2.86x3.50m9'5"x11'6"Bedroom 13.15x5.55m10'4"x18'2"Bedroom 22.87x3.91m9'5"x12'10"Bathroom1.82x3.17m6'0"x10'5"En-suite1.82x1.90m6'0"x6'3"Utility2.33x3.29m7'8"x10'10"

Total floor area 97m² (1,044ft²)



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Property Price List

| Plot | Туре | Sqft/Sqm Approx | Sale Price | Reservation Fee | Deposit | Completion Approx |
|------|-------------|--------------------|------------|--------------------|---------|----------------------|
| E1 | Elphinstone | 1044/97 | £245,000 | £1,000 | £10,000 | May'19 |
| E2 | Elphinstone | 1044/97 | £245,000 | £1,000 | £10,000 | May'19 |
| F1 | Ferguson | 1205/112 | SOLD | - | - | - |
| F2 | Forbes | 882/82 | £185,000 | £1,000 | £10,000 | Feb'19 |
| F3 | Findlay | 1184/110 | SOLD | - | - | - |
| F4 | Forsyth | 979/91 | £205,000 | £1,000 | £10,000 | Feb'19 |
| F5 | Forsyth | 979/91 | SOLD | - | - | - |
| F6 | Findlay | 1184/110 | £235,000 | £1,000 | £10,000 | Feb'19 |
| F7 | Forbes | 882/82 | £185,000 | £1,000 | £10,000 | Feb'19 |
| F8 | Ferguson | 1205/112 | £260,000 | £1,000 | £10,000 | Feb'19 |
| G1 | Gordon | 1044/97 | SOLD | - | - | - |
| G2 | Gordon | 1044/97 | £245,000 | £1,000 | £10,000 | Oct'18 |

- Note 1 The Deed of Condition provides for appointment of a Factor and annual service charge to cover the maintenance of common areas, window cleaning etc. Full details are available upon request.
- Note 2 All plot completion dates are approximate and accurate completion dates will be confirmed during the construction program.
- Note 3 Customers will have a choice of kitchen unit colours and wall tiling. This will only be done after completion of missives and dependant on the construction program.
- Note 4 Wink and Mackenzie—Solicitors and Estate Agents, are the exclusive selling agents acting on behalf of Oakbank Homes.

for further enquiries contact



SALES & MARKETING tel. 01343 555150 propertyshop@wink.co.uk





LOSSIEMOUTH MARINA

WEST MARINA SHORE STREET LOSSIEMOUTH

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Property Developer



Established in 1994, Oakbank Homes is a privately owned property developer providing unique homes on carefully selected sites throughout the North East of Scotland.

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