

Peterkin & Kidd

Solicitors and Estate Agents

19

**KINLOCH VIEW
LINLITHGOW, EH49 7HT**



OFFERS OVER £188,000

19

KINLOCH VIEW LINLITHGOW, EH49 7HT

Built by McCarthy and Stone in 2006, Kinloch View enjoys easy access to Linlithgow Loch, directly opposite the development, making it ideal for scenic lochside walks. The apartments have a secure door entry system together with direct communication to the House Manager via an intercom. The Manager is on site Monday - Friday from 8 30 am until 4 30 pm. In addition and outwith these hours, there is an Appello Careline emergency cord system in operation.

Individuals must be at least 60 years of age or, in the case of a couple, at least one must be 60 years of age and the other not below the age of 55. Kinloch View is an independent living complex. All prospective residents must have an informal meeting with the Development Manager prior to purchase to ensure that they are able to live independently.

For 2024/2025, there is a service charge of £1,083.81 which is payable bi-annually, (2,167.62 pa), which covers the cost of maintenance of communal areas and buildings insurance.

No 19 is situated on the upper ground floor and is one of the larger 1 bedroom apartments in the development. It enjoys its own access to the communal gardens to the rear.

COMMUNAL ENTRANCE

The building is accessed via a timber and glazed external door with entryphone system. There are stairs and a lift leading to all floors.

HALL

Entry to the flat is via a hall with all rooms leading off and an entryphone receiver. A walk-in cupboard houses the fuse box and electricity meter with shelving at the rear.

LIVING ROOM / DINING ROOM

The bright and spacious living room / dining room has French doors which open out on to the communal gardens.

KITCHEN

Twin timber and glazed doors lead to the kitchen, which is fitted with a range of wall and base units with stainless steel sink and drainer, co-ordinating worksurfaces and tiling to splashback. The ceramic hob, oven, extractor hood, fridge and freezer are included in the sale but are not warranted. A window to the side looks out to the garden grounds. In addition, there is a walk-in cupboard with shelving and the boiler.

BEDROOM

The bright and spacious double bedroom has a built-in mirror doored wardrobe and ample space for additional freestanding furniture. A window to the rear offers views to the communal gardens.

WET ROOM

The part-tiled and wet wall panelled wet room has a recessed wash hand basin in a vanity unit, WC and a shower with curtain and rail. In addition, there is a heated towel rail and wall mounted Dimplex heater. The fittings are included in the sale.

ACCOMMODATION

Hall
Living room / dining room
Fitted kitchen with integrated appliances
Double bedroom
Wet room

Electric heating, double glazing





FEATURES

Lift - Residents lounge - Laundry room
Visitors guest suite, bookable by guests and visitors of residents in the development
Parking - Communal grounds

PARKING AND COMMUNAL GROUNDS

There is a residents car park with a covered area for motorised buggys and key safes.

Well-maintained and mature, communal landscaped gardens surround the development with seating areas to the front and rear.

EXTRAS

All fitted carpets, floor coverings, white goods as specified and the wet room fittings are included in the sale.

SITUATION

The Royal Burgh of Linlithgow lies approximately 15 miles west of Edinburgh and 36 miles east of Glasgow. It is a thriving town which offers excellent primary and secondary schooling, a good choice of shops, supermarkets, a retail park, restaurants and numerous recreational facilities.

The town enjoys a fast, frequent rail service to Edinburgh, Glasgow and Stirling and easy access to the M8 and M9 motorways and Edinburgh Airport.

VIEWING

To view, please call Property Department, Linlithgow on 01506 840000.

OTHER

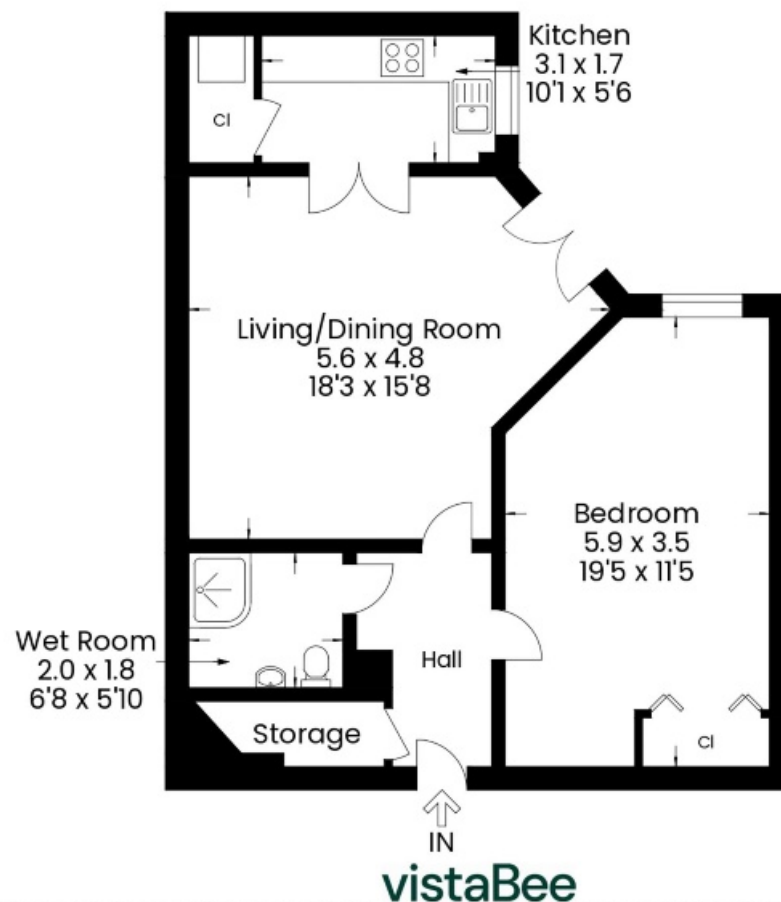
COUNCIL TAX BAND: D

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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We can open doors for you

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