

Peterkin & Kidd

Solicitors and Estate Agents

55

**KINLOCH VIEW
LINLITHGOW, EH49 7HT**



OFFERS OVER £164,000

55

KINLOCH VIEW LINLITHGOW, EH49 7HT

Built by McCarthy and Stone in 2006, Kinloch View enjoys easy access to Linlithgow Loch which is just 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.

There is a service charge (currently £2,390.68 pa), which covers the cost of maintenance of communal areas and buildings insurance.

Number 55 is situated on the top floor, to the east side of the development with lush green views. The property is ready to move into and is within walking distance of the town centre and mainline railway station.

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, walk-in cupboard with shelving, fuse box and hot water tank. Mains operated smoke alarm.

LIVING ROOM / DINING ROOM

The bright living room / dining room has an electric fire and surround and space for freestanding furniture with a window to the east.

KITCHEN

Twin 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 fitted ceramic hob, oven, grill, cooker hood, fridge and freezer are included in the sale but are not warranted. A window looks out to the garden grounds.

BEDROOM

The bright double bedroom has a window offering open aspects, a built-in mirrored door wardrobe and ample space for freestanding furniture.

SHOWER ROOM

The tiled shower room has a 2-piece suite comprising WC and recessed wash basin with vanity storage. Separate double tray shower cubicle with shower and glazed screen. In addition, there is a heated towel rail and an extractor fan.

ACCOMMODATION

Hall
Living room / dining room
Fitted kitchen
Double bedroom
Shower room

Electric heating, double glazing





FEATURES

Lift / Residents lounge / Laundry room / Visitors guest suite, bookable by guests / 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 and white goods as specified 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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