

Peterkin & Kidd

Solicitors and Estate Agents

11

**KINLOCH VIEW
LINLITHGOW, EH49 7HT**



OFFERS OVER £175,000

11

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.

The service charge for 2025/2026 (currently £2,827.78 pa), covers the cost of maintenance of communal areas and buildings insurance.

Number 11 is situated on the upper ground floor, to the north side of the development with uninterrupted views over the gardens towards Linlithgow Loch. The property is ready to move into and is within walking distance of the town centre and mainline railway station. The bus stop for the town bus is directly in front of the development.

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 French doors and feature balustrade towards Linlithgow Loch. The wall units are included in the sale.

KITCHEN

Twin doors lead to the re-fitted kitchen (Howdens 2023) which has been thoughtfully designed with an older person in mind. It is fitted with a range of gloss, wall and base units with deep drawers and carousel, a stainless steel sink and drainer, co-ordinating worksurfaces and upstand. The ceramic induction hob, oven and eye-level fridge and freezer are included in the sale but are not warranted. In addition, there is a wall-mounted Dimplex heater and extractor fan. A window looks out to the garden grounds.

BEDROOM

The bright double bedroom has a window offering open aspects to the gardens and Loch and ample space for freestanding furniture. Built-in mirror-doored wardrobe.

SHOWER ROOM

The shower room, refitted (2022) has a white 2-piece suite comprising WC and a wash stand with storage. There is a separate double tray shower cubicle with rainfall shower head, separate hand held attachment and glazed screen. The fittings are included in the sale.

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 buggies 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, seat in hall, shelving 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

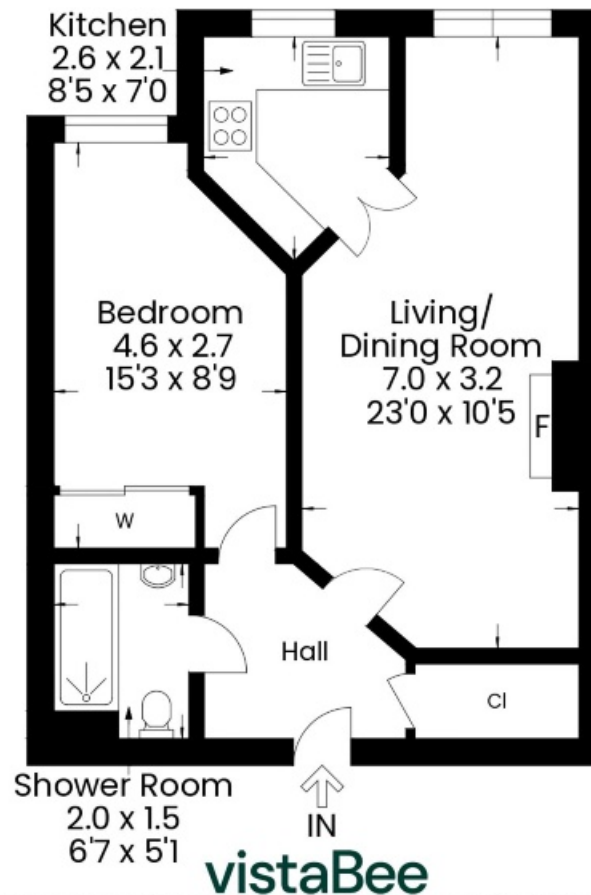
COUNCIL TAX BAND: D

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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