

# Peterkin & Kidd

Solicitors and Estate Agents

3

KINLOCH VIEW  
LINLITHGOW, EH49 7HT



OFFERS OVER £315,000

# 3

## 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 2025/2026, there was a service charge, payable bi-annually, of £2,120.83, (£4,241.66 pa), covering the cost of maintenance of communal areas and buildings insurance.

The proposed charges for 2026/2027 will be advised to us shortly.

No 3 is situated on the ground floor and enjoys dual aspects over the gardens towards Linlithgow Loch.

### 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. Cloaks cupboard and cupboard housing tank.

### LIVING ROOM / DINING ROOM

The bright and spacious living room / dining room has a fireplace with electric fire and a bay window to the front with views to Linlithgow Loch. Further windows to the side overlook the communal garden grounds.

### KITCHEN

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

### BEDROOM 1

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

### BEDROOM 2

This second double bedroom is situated to the front of the property with a range of built-in wardrobes and views towards Linlithgow Loch.

### SHOWER ROOM

The modern, wet wall panelled shower room has a recessed wash hand basin in a vanity unit, WC and a double tray shower, with glazed screen. Wall mounted Dimplex heater. The fittings are included in the sale.

## ACCOMMODATION

### Hall

Living room / dining room  
Modern fitted kitchen  
2 double bedrooms  
Modern shower 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 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, curtains, white goods as specified and the shower room fittings are included in the sale. The furniture can be available separately.

## 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

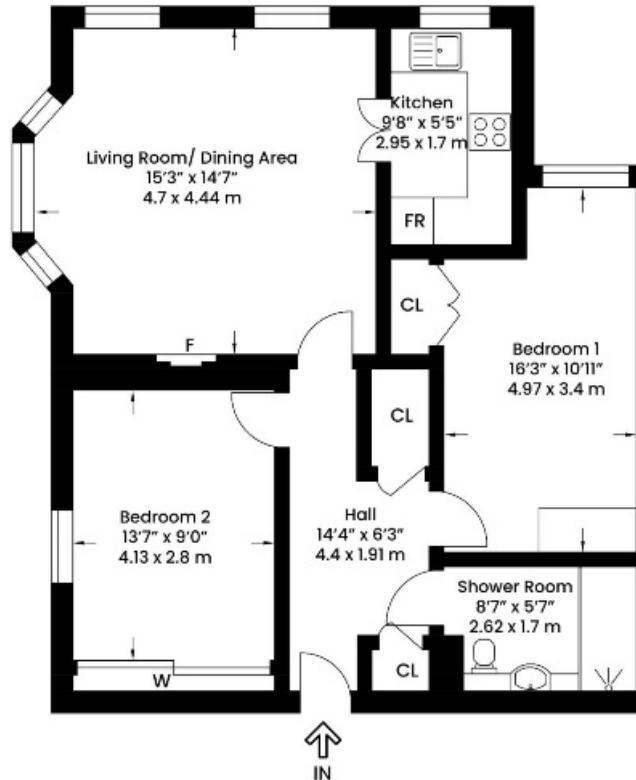
COUNCIL TAX BAND: E

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.



vistaBee

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 dimensions 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. (D 110927)  
vistaBee 2026

**Peterkin & Kidd**  
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*We can open doors for you*

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