

Peterkin & Kidd

Solicitors and Estate Agents

36

KINLOCH VIEW
LINLITHGOW, EH49 7HT



OFFERS OVER £290,000

36

KINLOCH VIEW LINLITHGOW, EH49 7HT

Number 36 is on the first floor.

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 £4,241.66 pa), which covers the cost of maintenance of communal areas and buildings insurance.

COMMUNAL ENTRANCE

The property is accessed via a timber and glazed external door with entryphone system. Stairs and a lift lead to all floors.

HALL

The flat has a long hallway with space for freestanding furniture and a large walk-in cupboard with shelving, fuse box, water tank and meter. Door entry receiver.

LIVING ROOM / DINING ROOM

The bright, well-proportioned living room / dining room has a bay window offering triple leafy aspects. A further window has partial views to The Grange. Double doors lead to the:

FITTED KITCHEN

The kitchen is fitted with wall and base units with stainless steel sink and drainer, co-ordinating worksurfaces and tiling to splashback. The fitted ceramic hob, oven, cooker hood, integrated fridge and the washing machine are included in the sale but are not warranted. A window to the side offers leafy views.

BEDROOM 1

The spacious double bedroom is to the side of the property and has a window offering open aspects. There is a fitted mirror-doored wardrobe with shelving and hanging rail and a separate shelved cupboard. Door to:

EN-SUITE WETROOM

Refitted with a 2-piece suite comprising wash hand basin and WC, and a wall-mounted shower with curtain and rail. Extractor fan. Wall-mounted Dimplex heater. Silicon floor.

BEDROOM 2

The second double bedroom has ample space for freestanding furniture and a window offering open aspects.

BATHROOM

The bathroom completes the accommodation and is fully tiled and fitted with a 3-piece suite comprising recessed wash hand basin in vanity unit, WC and bath with shower and glazed screen. Shaver light socket. Extractor fan. Wall-mounted Dimplex heater.

ACCOMMODATION

Hall
Living room / dining room
Fitted kitchen
Double bedroom with en-suite wet room
Second double bedroom
Bathroom

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, curtains, white goods as specified and the en-suite and bathroom 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.

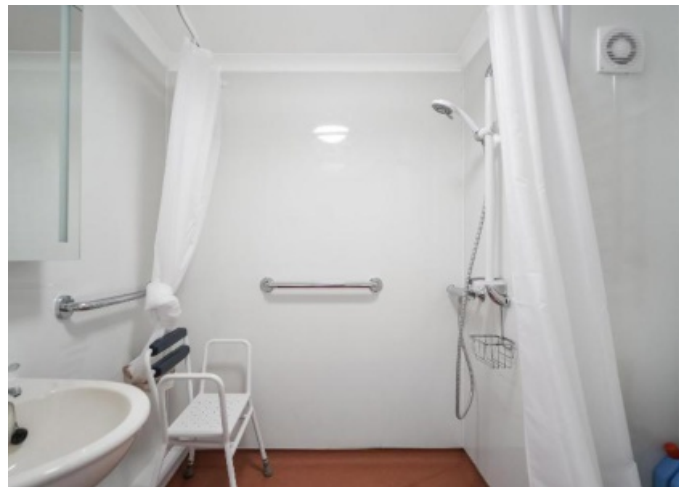
VIEWING

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

OTHER

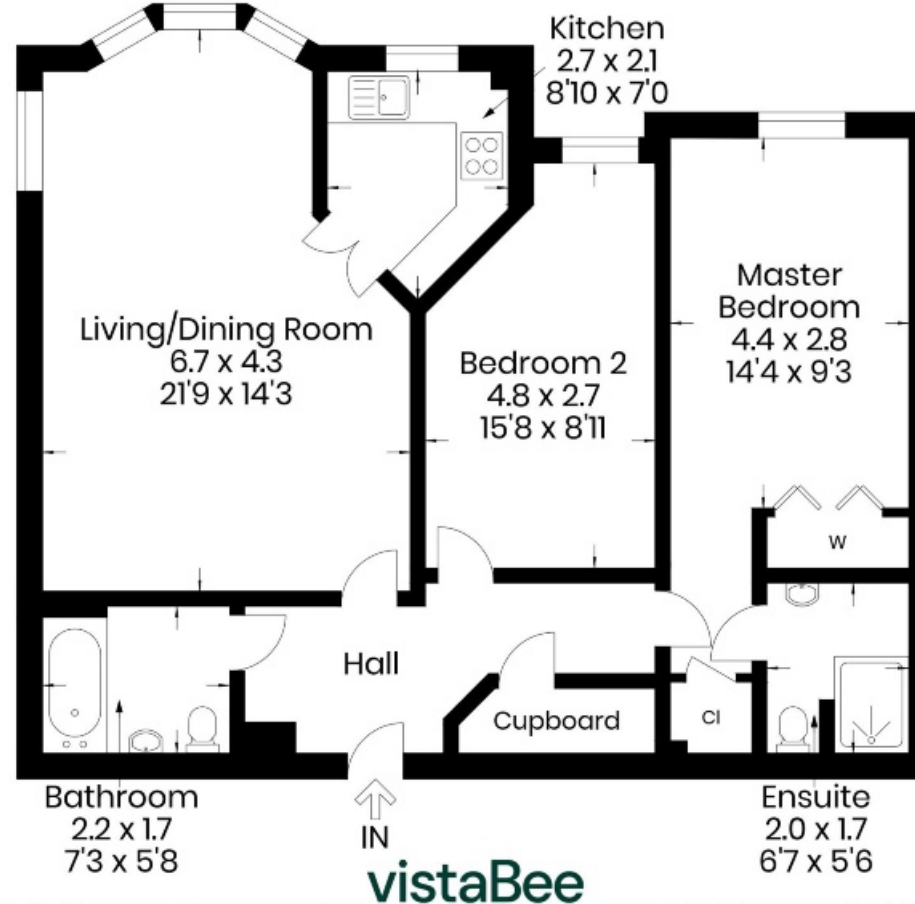
COUNCIL TAX BAND: E

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.



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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