

# Peterkin & Kidd

Solicitors and Estate Agents

## 39

KINLOCH VIEW

LINLITHGOW, EH49 7HT



**OFFERS OVER £175,000**



# 39

## 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 2023/2024, there is a service charge of £2,259.32 pa which covers the cost of maintenance of communal areas and buildings insurance.

Presented to a high standard throughout, number 39 is situated on the first floor, with open aspects across the communal gardens to the rear. The current owner has substantially upgraded the property with a modern fitted kitchen and appliances, an app controlled heating system, new hot water tank and a shower room, fitted in March 2024.

### 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. Space for freestanding furniture. Mains operated smoke alarm.

### LIVING ROOM / DINING ROOM

The bright living room / dining room has feature French windows with balustrade to the front, with views over the gardens and a further window to the south. Some of the furniture may be available separately.

### KITCHEN

Twin doors lead to the kitchen which is fitted with a range of modern wall and base units with composite sink and drainer, co-ordinating worksurfaces and glazed splashback. The Neff hob, oven, extractor hood, integrated microwave, the fridge and freezer and the automatic washing machine are included in the sale but are not warranted. A window looks out to the garden grounds.

### BEDROOM

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

### SHOWER ROOM

The wet wall panelled shower room (March 2024), has a WC, wash hand basin with drawers below and a shower cubicle with glazed and part folding screen. Chrome ladder style heated towel rail. The fittings are included in the sale.

## ACCOMMODATION

### Hall

Living room / dining room

Modern fitted kitchen with integrated appliances

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, curtains, white goods as specified and the shower room fittings are included in the sale. Some items of furniture may 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: D**

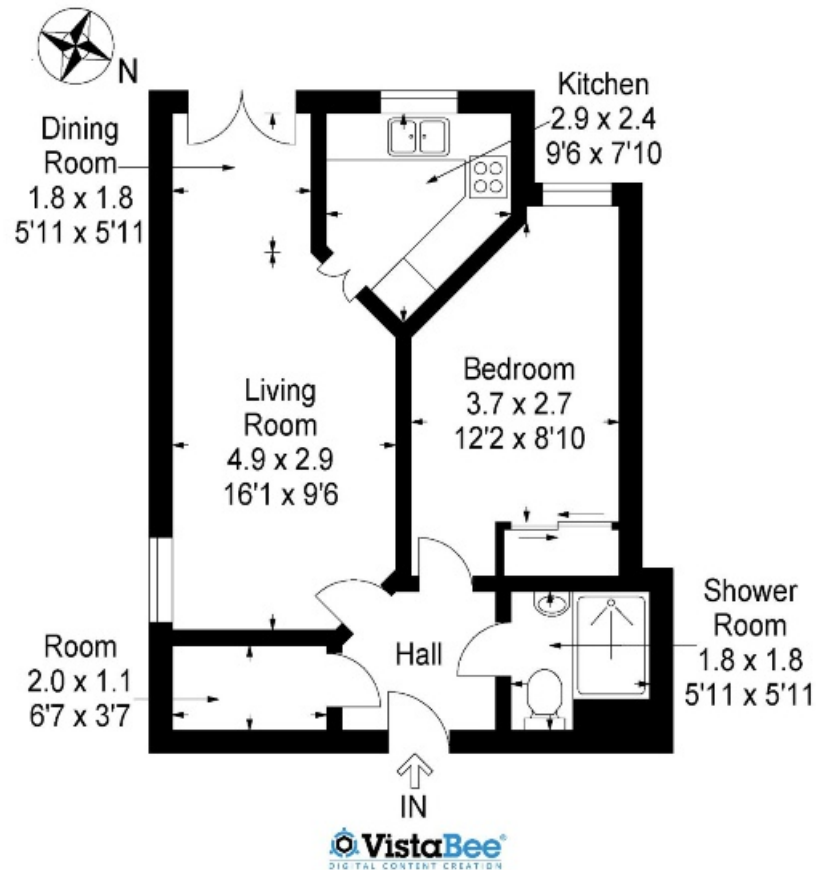
The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.





## 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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