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65 Kinloch View

Linlithgow, West Lothian, EH49 7HT



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This one-bedroom top-floor retirement flat forms part of a popular retirement development for those aged 60 and over. It has a convenient, yet idyllic location beside the loch in sought-after Linlithgow, and is close to bus and rail links and excellent amenities. Furthermore, the property is well-presented throughout in light neutral hues, offering bright and airy accommodation. Residents also benefit from a communal lounge, laundry facilities, non-resident management staff, and guest facilities, in addition to a landscaped shared garden and generous residents' parking.

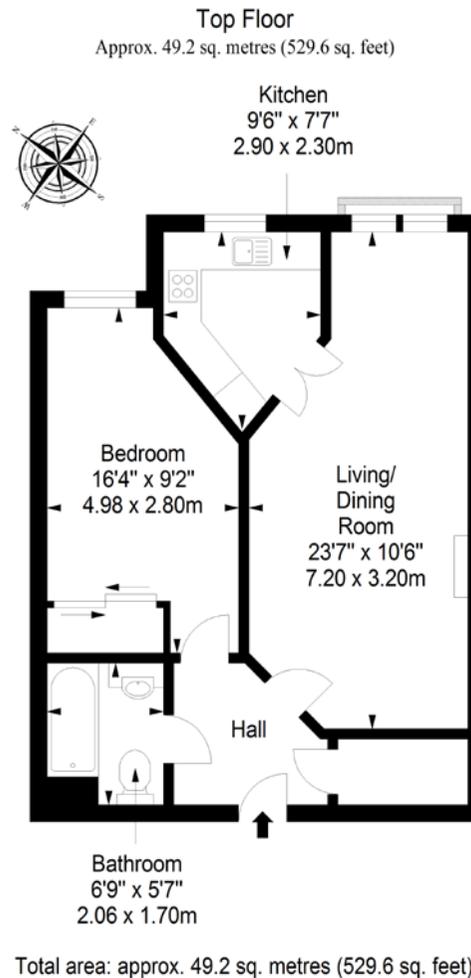
Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Features

- Well-presented top-floor retirement flat
- Part of a retirement development
- Picturesque setting in historic Linlithgow
- Excellent communal facilities
- Careline alarm system with emergency pull cords
- Secure shared entry and lift service
- Welcoming hall with built-in storage
- Bright and spacious living/dining room
- Well-appointed kitchen
- Double bedroom with built-in wardrobe
- 3pc bathroom with overhead shower
- Beautiful communal gardens
- Private residents' parking
- Electric heating and double glazing
- EPC- C



Floorplan



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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