



PROPERTY AND  
ESTATE AGENTS

## 60 Kinloch View

*Linlithgow, Scotland*

*Bedrooms: 1 Bathrooms: 1 Receptions: 1*

*Offers Over £155,000*  
**hallidayproperty.co.uk**



## Description

This is a wonderful opportunity to purchase a beautiful one bedroom apartment within this modern retirement development. Positioned on the top floor the property benefits from a dual aspect which creates a bright and warm environment.

The accommodation comprises of a large entrance hall, lounge with dining area, kitchen, bedroom with built-in wardrobes, large storage cupboard and bathroom. There is an emergency call system, electric storage heaters and double glazing throughout, As well as a secure entry system. In addition, residents have access to a lift, communal lounge, laundry room, utility area, landscaped gardens, parking spaces and a guest suite which can be booked for visitors.

## Location

Kinloch View is located at the bottom of Springfield Road within the historic Royal Burgh of Linlithgow which is steeped in history, with Linlithgow Palace at its heart. Linlithgow sits in the middle of the Scottish lowlands and has a very popular, bustling town centre supporting a wide range of family-run businesses offering some of the best of food and drink, clothing, gifts and arts and crafts shops. Sainsbury, Tesco and Aldi supermarkets are all represented and excellent local schooling is available at both primary and secondary level. Linlithgow has excellent transport connections to all the major towns of central Scotland. The M9 gives quick access to Edinburgh and the M80 to Glasgow respectively. The railway station provides regular services to Glasgow and Edinburgh, making this an ideal base for commuting.

EPC Rating D64

Council Tax Band D

## Entrance Hall

The large entrance hallway provides access to all rooms and has carpeted flooring and a storage heater. The entrance hall also houses the secure entry system telephone.

## Lounge

The spacious lounge is tastefully decorated. The room has space for a dining table, ample room for seating, and grants access to kitchen. TV, phone point, a storage heater and two windows facing on the gardens.

## Kitchen

The kitchen has a side facing window, with fitted blind and views onto the gardens and parking area, as well as a range of base and wall units and appliances to include, electric hob, cooker hood, oven and fridge freezer. Stainless steel sink, and ample worktop space for further appliances.

## Bedroom

The double bedroom enjoys neutral decor and carpet flooring, side facing window overlooking the garden and parking area with a fitted blind, built in mirrored wardrobes, storage heater and T.V. point.

## Bathroom

The Bathroom has a bath tub with electric shower overhead, white W.C, white wash hand basin with vanity unit below, vinyl flooring, and tiled walls.

## Storage Room

This room houses the electricity meters, hot water tank and offers ample room for storage.

## External

The property is situated on the top floor of Kinloch View which provides security access. A house manager is on the premises each day and there is lift access to other floors. There is an external storage and charging area for mobility scooters and communal parking is available. The lounge can be used by all residents but can also be books for special occasions, and there is a kitchen off the lounge to cater for these occasions. A guest suite can be booked for a small fee for visitors. The gardens are beautifully landscaped with various seating areas.

## Agent's Note

We believe these details to be accurate, however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified otherwise. Photographs are for general information and it must not be inferred that any item is included for sale with the property. Areas, distances and room measurements are approximate only and the floor plans, which are for illustrative purposes only, may not be to scale.



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