



7 Templars Court, Linlithgow, EH49 7EA

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This is an excellent opportunity to purchase a spacious one bedroom ground floor retirement apartment in purposed built retirement development.

The complex is ideally placed for Linlithgow's town centre and other local amenities. It is purpose built for retirement and each owner occupier contributes to the cost of management and upkeep.

Early viewing is highly recommended to fully appreciate the quality of this apartment.

The accommodation comprises a warm and welcoming hallway with a walk in storage cupboard which is capable of holding a mobile scooter. The lounge/diner is naturally light and spacious and has French doors with access to patio area, then leading to the communal gardens. A realistic flame-effect electric fire and fireplace make a welcome focal point. The modern fitted kitchen has a range of wall and base units, complementary work tops, ceramic electric hob and an electric oven. The fridge and freezer are integrated. The double bedroom looks over the gardens and has built in capacious walk-in fitted wardrobe. The contemporary shower room boasts a commodious shower area with the WC and wash hand basin set within a vanity unit. The complex has a large communal lounge area for socializing and a laundry room. There are mature communal gardens with seating areas. A car park provides off street parking for residents and visitors. All curtains and blinds are included within sale.

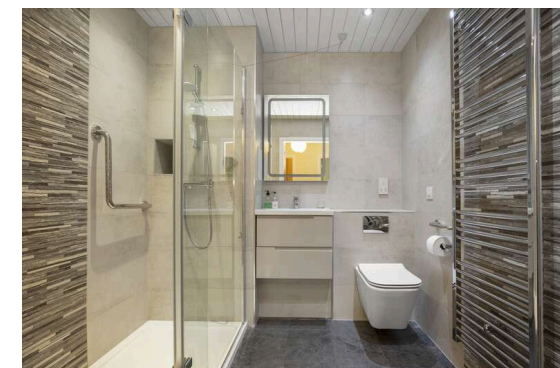
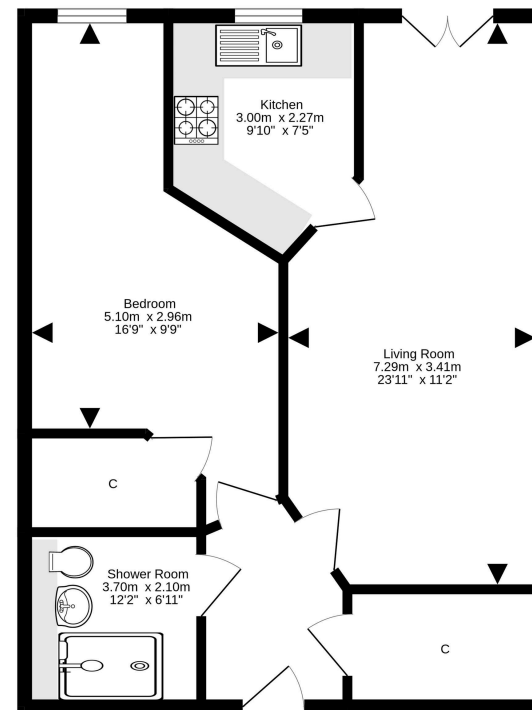
Linlithgow is situated in the northeast of the county, approximately 20 miles from Edinburgh and 33 miles from Glasgow. The town is well known for its famous historic landmarks: Linlithgow Palace (birthplace of Mary Queen of Scots) and Linlithgow Loch. Linlithgow's bustling High Street hosts a wealth of shops and amenities, including independent retailers, cafes and restaurants, pubs, takeaways, hair and beauty salons, barbers, pharmacies. Outdoor enthusiasts are spoiled for choice with numerous walks around Linlithgow Palace and Loch. As well as being close to major road links, including the M9/M8 motorway network, the town has its own train station, which offers regular high-speed services to both Glasgow and Edinburgh.

- Retirement apartment. Ground floor.
- One double bedroom with built in wardrobes.
- Open plan lounge, dining area with French doors leading to communal gardens.
- Resident laundry room.
- Guest bedroom available upon availability.
- Central location in town centre.
- Viewing by appointment only.

For price and viewing information or further details on this property please contact agent 07884 247419.

EPC - C

Council Tax - D



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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