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## 19 Templars Court, Linlithgow

Offers Over £179,995

- Spacious Retirement Apartment
- 1 Double Bedroom
- Spacious Lounge / Diner
- Secure Entry System
- Lift To All Floors
- Residents Lounge
- Laundry Room
- Central Location



# 19 Templars Court, Linlithgow

## Description

This is an excellent opportunity to purchase a spacious one bedroom first floor retirement apartment. This lovely property is served by a lift and an entry-phone system. 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.

## Accommodation

The accommodation comprises a warm and welcoming hallway with a walk in storage cupboard. The lounge/diner is naturally light and spacious and has French doors with a Juliet balcony overlooking the communal gardens. 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 wardrobes. The contemporary shower room boasts a double shower cubicle with the WC and wash hand basin set within a vanity unit.

The complex has a large communal lounge area for socialising and a laundry room.

## Outside

There are mature communal gardens with seating areas. A car park provides off street parking for residents and visitors.

## Local Area

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, while golfers can enjoy a round of golf at Linlithgow Golf Club. 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.

## Lounge/Diner

7.55m x 3.47m (24'9" x 11'5")

## Kitchen

2.65m x 2.27m (8'8" x 7'5")

## Bedroom

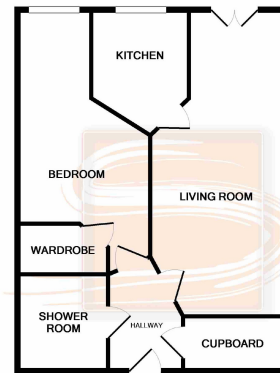
4.98m x 2.91m (16'4" x 9'7")

## Shower Room

2.08m x 2.06m (6'10" x 6'9")

## Contact Us

To arrange a viewing or for further details please call 01506 826232 or email [property@sneddons.com](mailto:property@sneddons.com).



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>	EU Directive 2002/91/EC	



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