



A beautifully presented top floor retirement flat which offers a superb walk in home benefitting from a lift

 1 Bed  1 Bath  1 Reception

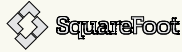
A beautifully presented top floor retirement flat situated within a centrally located development in the heart of the Town Centre. This superb property offers a stylish walk in home which benefits from a lift, communal gardens, and residents parking to the front. In brief the accommodation comprises; welcoming hall with large storage cupboard, sitting room/dining room, modern fitted kitchen located off the sitting room, bedroom with walk in wardrobe plus additional built in wardrobe, and shower room. Applicants must be capable of independent living and be 60+ years old in the case of a single occupant, or in the case of a couple, one must be 60+ and the other 55+. A potential owner would need to be interviewed to assess suitability. The development is managed by First Port and the monthly cost is approximately £215.00. Please note that no warranty will be given for the systems and appliances – they are sold as seen.

Features

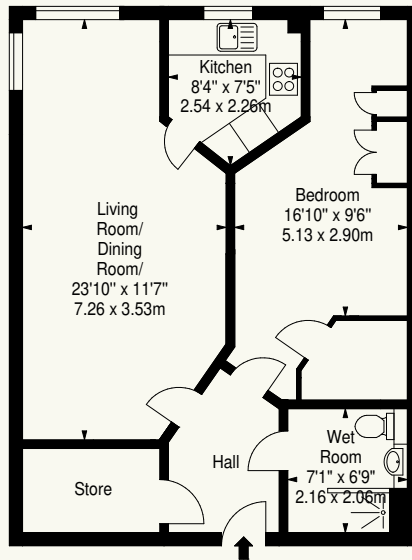
- Lift
- Hall with large storage cupboard
- Sitting room/dining room
- Modern fitted kitchen
- Double bedroom with built in wardrobes
- Shower room
- Double glazing
- Electric heating
- Residents parking
- EPC Rating C

Offers Over £195,000

Templars Court,
Linlithgow,
West Lothian, EH49 7EA



Approx. Gross Internal Area
631 Sq Ft - 58.62 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third Floor



The Royal Burgh of Linlithgow is situated approximately 18 miles west of Edinburgh and 36 miles east of Glasgow, to which there are excellent road and rail links. The central motorway network is readily accessible and the train journey into Edinburgh takes just 15 minutes, Glasgow 35. With the Palace and Loch at its centre, the town's historic past is very much in evidence. Galleries, a museum, traditional restaurants, cafes and bars are scattered along the bustling High Street and there are several well known

supermarkets also within the town. The Union Canal is a popular spot for walkers, cyclists and joggers. There are two golf clubs, a gym with swimming facilities and a football and rugby stadium, to name but a few of the leisure options.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.