

Artist Impression



Templars Court

Retirement apartments in the heart of Linlithgow



 **Retirement
LIVING**
from McCarthy & Stone

Put yourself in the picture

As the UK's number one retirement builder, we're delighted to offer you a beautiful new apartment you'll be proud to call home. At Templars Court you can enjoy those little 'luxuries' like having walk in wardrobes and large storage cupboards that provide ample space for all your belongings. A large number of apartments have French doors and balconies, which, coupled with clever room design maximises natural light throughout the apartments.

Your new apartment brings you so much more than just a stunning new home. We've paid attention to the things that matter most to you. There's a House Manager, a lounge for socialising and the development maintenance, such as gardening and window cleaning, covered in the service charge. It really is life made easier.



*I looked around at a few
McCarthy & Stone properties
and the thing that impressed
me the most was that everyone
I seemed to meet was really
happy with their decision to
buy with McCarthy & Stone."*

John Henley, Homeowner - Pitlochry





Designed for you

With a track record that's second to none in the retirement building industry for customer satisfaction, we create developments that we can be proud of. Templars Court has been designed to reflect the traditional architecture of Linlithgow, while still boasting the many modern features you would expect from a retirement development.

The quality of your new home extends to the energy efficiency. Our developments are energy efficient, keeping your apartment at a consistent temperature and features like double glazing and insulation, giving you some respite from soaring energy costs.



Sometimes it's the little extras that make all the difference. Like having ensuite guest accommodation available at a modest charge[^], with TV and tea and coffee making facilities, for your friends and family to stay in. Your well behaved pet is welcome to join you in your apartment too. Ask your sales consultant for more details.

The development also features a fully equipped laundry room, a mobility scooter store and charging room and private car parking on site*. The lounge is great for impromptu 'get togethers' and celebrations with your new neighbours.



[^]Typically £25 per night. *Subject to availability.



*Ts&Cs apply, Free one hour service available within first 30 days of moving into your apartment. Not applicable on resales.



Make it your own

Our spacious design gives you lots of 'living room', so it's easy to put your own mark on it – whether you are bringing your favourite furniture with you or taking the opportunity to make some changes and buy some new things. We're here to help you with every step of your move, including a handyman service[†] when you move to help you put up some shelves or hang curtains.

Enjoy peace of mind

Living at a Retirement Living development by McCarthy & Stone gives you more than just a sparkling new home. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system, should you require assistance and a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of all external maintenance, gardening and landscaping, window cleaning, buildings insurance, security and energy costs of the laundry room, lounge and other communal areas.

When you come to make your move, there's no need to worry as we'll be with you every step of the way. We can assist you in selling your existing home and deal with much of the paperwork. You can sit back and let us do some of the hard work for you.



"We like to go away quite often and enjoy spending our free time travelling. Now it's great because we can plan to go away whenever we want, with the peace of mind that our home is safe."

Barbara Smith, Homeowner - Hyde







Walk in wardrobe



Lever taps



Apartment features at Templars Court

General

- Double glazing
- Balcony to selected apartments
- Juliet balconies to selected apartments
- Walk in wardrobe
- Heat recovery ventilation system
- Telephone and television point in living room and main bedroom
- Sky/Sky+ connection point in living room

Kitchen

- Fitted kitchen with integrated fridge/freezer and ceramic hob
- Cooker hood
- Stainless steel sink with lever taps
- Under pelmet lighting

Shower room

- One bedroom apartments - Fitted and tiled level access shower room with option to change to bath if required.
- Two bedroom apartments - Fitted and tiled level access main shower room
- Ensuite bathroom in selected apartments with option to change to level access shower

- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Extractor ventilation

Heating and finishes

- Walls painted in neutral colour emulsion
- Oak veneered doors
- Chrome door furniture

Safety and security

- Camera entry system for use with a standard TV
- 24 hour emergency call system provided via a personal pendant alarm and call point in bathroom
- Intruder alarm
- Illuminated light switches for bathroom and main bedroom
- Mains connected smoke detector
- Fire detection equipment.



Development features

- Lounge for socialising
- House Manager
- Guest suite[^]
- Laundry
- Lift to all floors
- Landscaped garden
- Mobility scooter store and cycle area[#]
- Car parking available on site to resident permit holders[#]
(Please ask the Sales Consultant for more details).

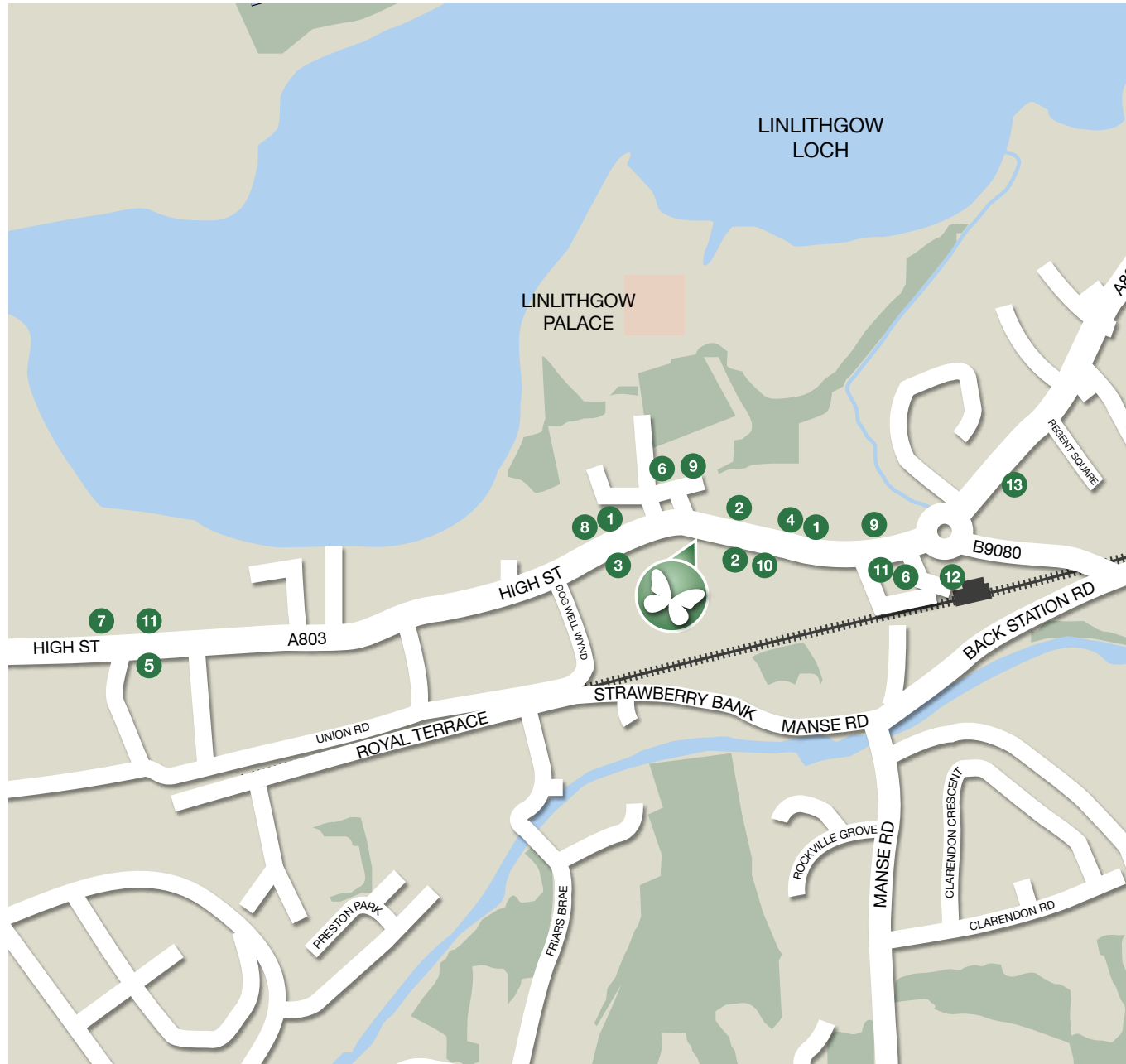


Guest suite

[^]Extra charge applies [#]Subject to availability



Templars Court



- 1 Bank
- 2 Bus Stop
- 3 Butcher
- 4 Chemist
- 5 Dentist
- 6 Hairdresser
- 7 Health Centre
- 8 Library
- 9 Newsagents
- 10 Optician
- 11 Post Office
- 12 Railway Station
- 13 Supermarket



Linlithgow Palace

Life in Linlithgow

Templars Court is situated in the heart of Linlithgow, an attractive and historic town in West Lothian that offers a wealth of things to see and do. Set back from the High Street, the development is privately situated whilst having all that the town has to offer on the door step.

High Street is home to an eclectic mix of independent and high street retailers, and offers the most discerning shopper an array of choice. Tesco and Sainsbury's supermarkets are also nearby as well as an extensive range of restaurants, cafes and leisure facilities.

Linlithgow Palace, a picturesque 15th century local attraction, was the birthplace of Mary Queen of Scots. Popular with visitors, you can take a leisurely stroll around the ruins of the Royal Palace which is situated beside Linlithgow Loch. Other attractions in the area include the leisure centre, swimming pool and local golf courses. Relaxing boat trips are available on the Union Canal and fun community events take place during the year such as The Riding of the Marches, Gala Day and Linlithgow Folk Festival.

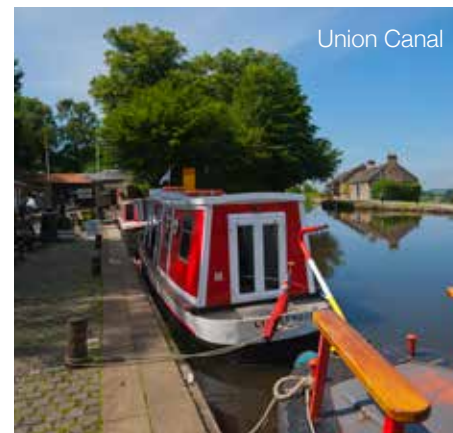
Just twenty miles west of Edinburgh and on the main railway line for Glasgow, Linlithgow offers excellent road and rail links and is a great base for exploring Scotland.



High Street Square and Townhouse



Linlithgow Loch



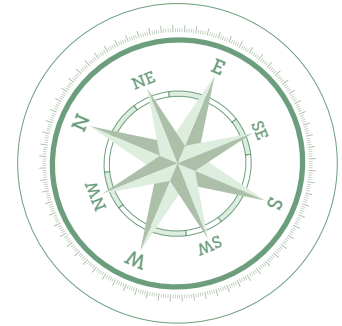
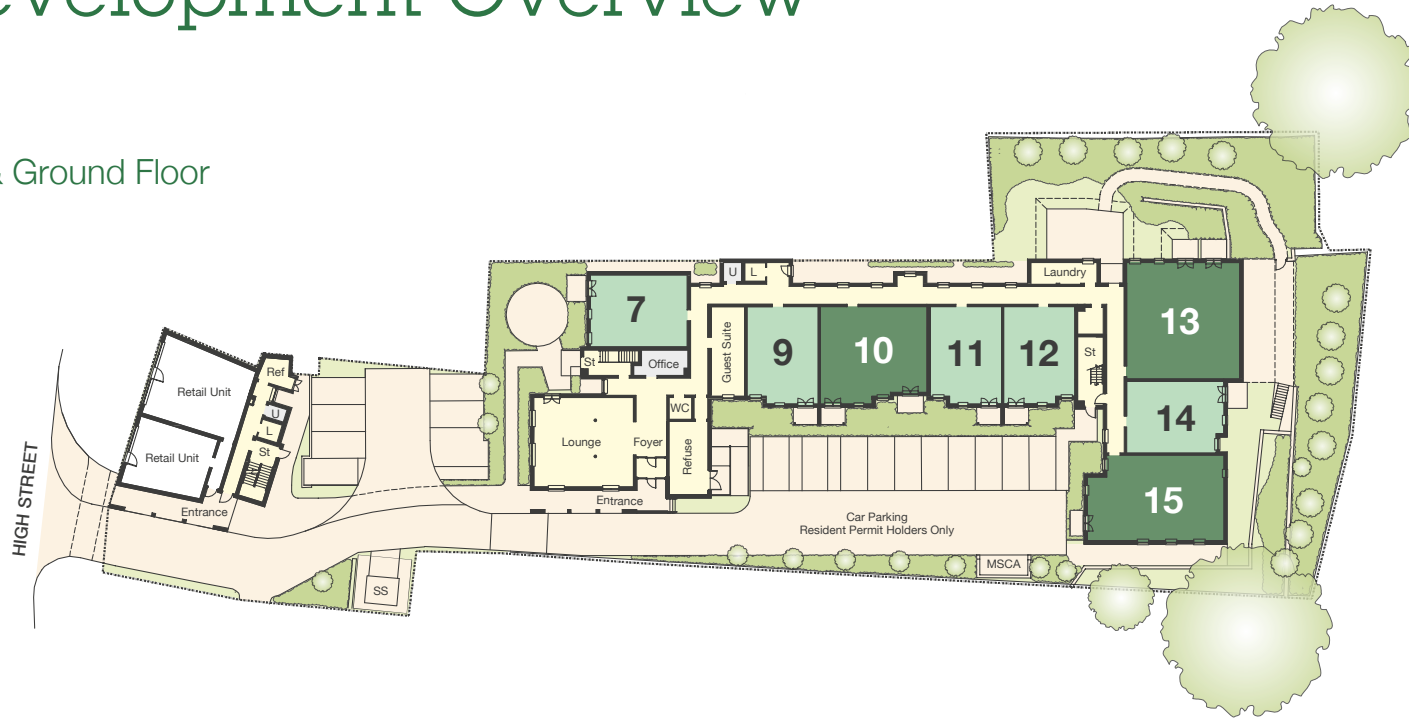
Union Canal

Next steps...

To register your interest or to find out the latest on Templars Court call us on 0800 919 132.

Development Overview

Site & Ground Floor



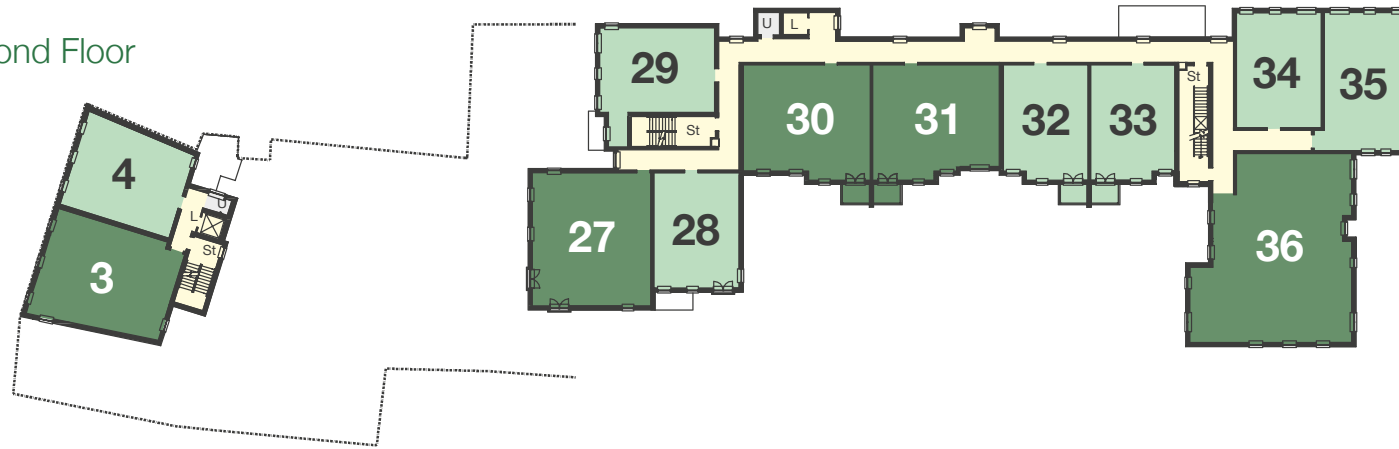
- 1 bedroom apartment
- 2 bedroom apartment
- 3 bedroom apartment
- Communal areas
- Staff areas

- L - Lift
- MSCA - Mobility Scooter and Cycle Area
- Ref - Refuse
- SS - Sub Station
- St - Stairs
- U - Utility Area
- WC - Communal WC

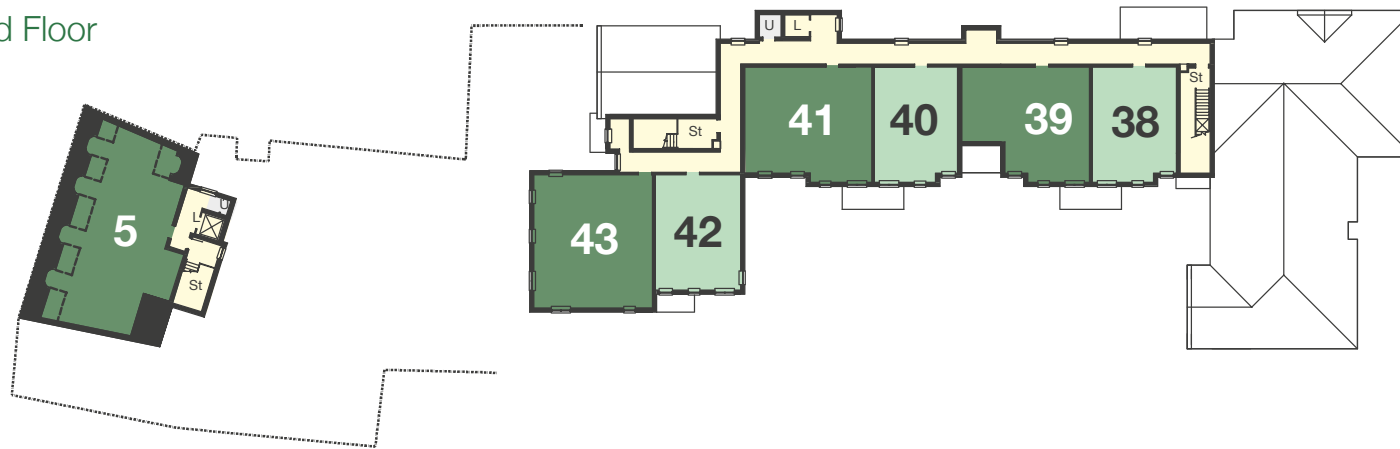
First Floor



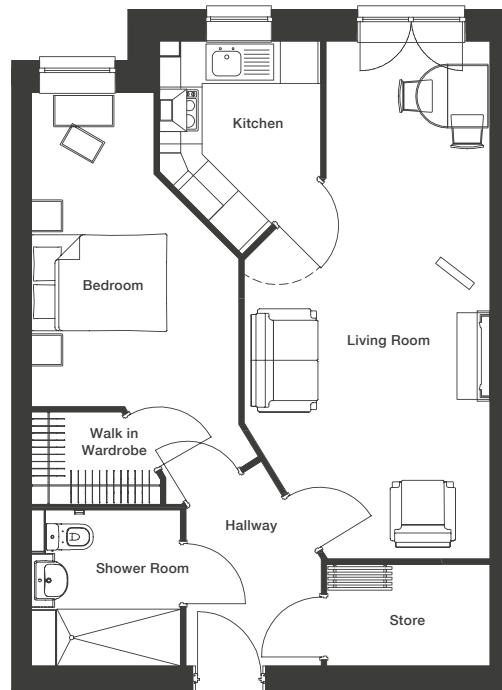
Second Floor



Third Floor

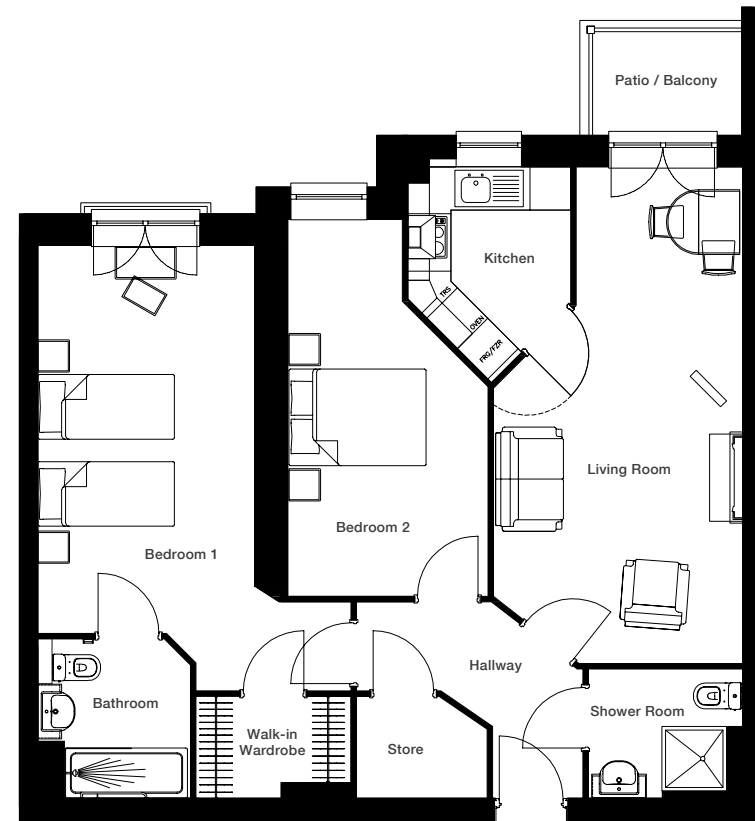


Typical one bedroom apartment



Living Room (Max.)	23'11" x 11'4"	(7283mm x 3461mm)
Kitchen (Max.)	9'10" x 7'5"	(3005mm x 2270mm)
Bedroom (Max.)	14'6" x 9'7"	(4422mm x 2916mm)
Shower Room (Max.)	7'3" x 6'11"	(2200mm x 2096mm)

Typical two bedroom apartment



Living Room (Max.)	22'8" x 11'5"	(6917mm x 3471mm)
Kitchen (Max.)	9'10" x 7'5"	(3005mm x 2270mm)
Bedroom 1 (Max.)	20'4" x 9'11"	(6210mm x 3015mm)
En-Suite (Max.)	7'3" x 7'0"	(2220mm x 2125mm)
Bedroom 2 (Max.)	17'3" x 9'2"	(5249mm x 2789mm)
Shower Room (Max.)	5'11" x 7'1"	(1800mm x 2149mm)

See individual apartment plans for specific details. Arrows denote measurement points

The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view.

How to find Templars Court

High Street, Linlithgow EH49 7EA

Tel: 0800 919 132

From Edinburgh

Take the M9 Motorway from Edinburgh, which is signposted to Stirling. Leave the M9 at Junction 3, which is signposted to Linlithgow and Bo'Ness. At the end of the slip road turn left and enter Linlithgow on the A803 (Blackness Road) from the east. At the roundabout just past the Tesco supermarket turn right onto the High Street. Templars Court can be found on the left hand side opposite The Cross.

From Glasgow/Stirling

Take the A80/M80 from Glasgow towards Stirling and then the M9 towards Edinburgh. Exit at Junction 4 and take the A803 to Linlithgow. You will cross the river Avon at Linlithgow Bridge and should proceed straight on, past the roundabout at the Westport, to the High Street and proceed to The Cross where Templars Court is on the right hand side.



To find out more, call us on **0800 919 132**
or visit www.mccarthyandstone.co.uk

We're online, why not join us at www.mccarthyandstone.co.uk



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[youtube.com/user/mccarthyandstone](https://www.youtube.com/user/mccarthyandstone)



twitter.com/mccarthyandstone



[linkedin.com/company/mccarthy-&-stone](https://www.linkedin.com/company/mccarthy-&-stone)

We welcome your comments

If you have a comment about any aspect of McCarthy & Stone's products or services, we'd love to hear from you. Please write to us at: Customer Communications, McCarthy & Stone, Homelife House, 26-32 Oxford Road, Bournemouth, Dorset BH8 8EZ or email us at: comments@mccarthyandstone.co.uk

Please include as many details as possible. Please be assured that, in the event your correspondence necessitates a response by us, we promise to be in touch within 5 working days.

Computer generated images - development may be subject to variations in appearance, gardens indicate several years growth. All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view. Details correct at time of print. A development by McCarthy & Stone Retirement Lifestyles Limited, 11,000 Academy Park, Gower Street, Glasgow G51 1PR • Tel: 0141 420 8300

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