

HOUSING WITH CARE



Colinshiel Court, Armadale,
EH48 2NB

ABOUT COLINSHIEL COURT

Colinshiel Court is conveniently located on the corner of McNeil Crescent and North Street with a GP, community centre, library, swimming pool, bowling green and park in close proximity to the development. Armadale town centre is close by, featuring a selection of shops, a railway station and bus stops with links to Bathgate, Livingston and Falkirk.

There are 22 one-bedroom flats and eight cottages, which are managed through a partnership between West Lothian Council and Hanover.

The main building is split into two levels, connected by a lift and features a restaurant serving lunch and evening meals.

Colinshiel Court is classified as a 'housing with care' development.

Care and Support is provided by a team of West Lothian Council staff on duty from 7:30am until 10:00pm and a member of staff is onsite overnight for emergencies. A domestic cleaning service is also available.

The community resource centre is part of the development and features a multi-purpose room, hairdressers and a cafe where breakfast and snacks can be purchased from Monday to Friday.

All properties feature a good sized living room with a separate bedroom. They also have shower rooms or wet rooms, and a kitchen.

All 22 flats are heated by gas central heating and the 8 cottages are heated by electric central heating.



ABOUT COLINSHIEL COURT

Alarm system

All the properties are fitted with SMART Technology including Lifelines, Flood Detector and Passive Infrared Sensors.

Communal facilities

Colinshiel Court features a fully furnished and carpeted lounge. Residents are able to use the lounge and invite friends and neighbours to join them here. Please note that private groups are also able to use the lounge if agreed in advance.

A communal TV aerial is provided and a SKY TV dish is available in the main building, serving flats.

A communal laundry features modern washers and tumble driers and the communal gardens also feature rotary driers.

Gardens

Hanover looks after the gardens however if space allows we can often make a patch available to individuals to look after.

Car park

A car park is provided for the use of residents and visitors to the development. It is not possible to allocate car parking spaces to individual residents.

Guest bedroom

Colinshiel Court features a well-equipped guest bedroom for visiting friends or relatives. For a small fee to cover costs the bedroom can be booked up to two months in advance. Priority bookings are given to relatives of a resident who is ill.



ABOUT COLINSHIEL COURT

Pets

Pets are welcome but we must know if residents are planning to keep them. If residents have a dog they must exercise them outside the development's grounds.

Maintenance

As the landlord of the development, we're responsible for carrying out certain repairs to make sure your property and the communal areas are well maintained and that certain things are safe.

You can find more information on this in the Scottish Secure Tenancy Agreement which you sign when you become a tenant.

We'll ensure the property is in good condition when a tenant moves in.



Tenants' contents insurance

We provide contents' insurance from as little as £2.20 a month. You can arrange your own cover, but you must let us know if you want to do this. Get in touch with us to find out more.

Annual Development Meeting

Each year, we invite every resident to come to an Annual Development Meeting.

They usually take place in the autumn and it's a good opportunity for residents to discuss other issues relating to the development.

Communications and consultations

We're committed to effective communication with residents. We promise to communicate and consult in a variety of ways, including writing, visiting residents to discuss matters or calling extra development meetings.

To find out more about Colinshiel Court or to apply for a property, call 0131 557 7404 or email eastinfo@hanover.scot.

You can also take a look at our website www.hanover.scot for information. Alternatively you can find out more by calling the West Lothian Council Manager on 01501 734046