



This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## **Accessibility Statement**

### **Introduction**

Inchview Apartment is a self catering apartment, stunningly converted in 2004 from an old school (originally built in 1888). It is located in the a popular seaside town of Kinghorn in the Kingdom of Fife in Central Scotland. The local beaches and facilities are a 5-10 minute walk away and the central location is ideal for day trips in all directions.

Inchview Apartment sleeps up to 5 people in 2 bedrooms and there is a cot for infants. There is one large family bathroom with a bath and a separate shower cubicle.

The apartment is accessed by a ground floor private entrance and the living level is located on the first floor.

It is located in a private development of 4 apartments (the other apartments are private residences).

We look forward to welcoming you. If you have any queries or require any assistance please phone (0044) 07825 286651 or email [enquiries@inchview-apartment.co.uk](mailto:enquiries@inchview-apartment.co.uk).

### **Pre-Arrival**

- The nearest railway station is Kinghorn, a 500 metre walk away. The station has one accessible platform (Eastbound). The Westbound platform is accessed via stairs over the bridge. The nearest bus stop with a shelter is 50 metres from the front of the building (level walk).

- Taxis can be called upon from the apartment. A telephone is provided.
- A journey planner is available on the website [www.inchview-apartment.co.uk](http://www.inchview-apartment.co.uk) or Tripadvisor. A copy of this can be sent to you, if required.
- Edinburgh Airport is a 40 minute drive.
- Pre-arrival information is sent by email/post in advance of your arrival to advise you of whats provided for you in the apartment.

## **Key Collection, Welcome and Car Parking**

- Private off street parking for 2 cars is immediately behind the apartment and is 20 metres from the front door - this area is visible from the south elevation of the apartment (also overlooking the sea!).
- The paved parking area and pathway to the front door is flood lit and operates on a sensor.
- The key is collected from a key box on the doorframe (or by other arrangement).

## **Entrance to Property**

- Access is by a private main door at street level, a small vestibule leads up 12 steps (with a handrail on both sides) to the first floor where all of the accommodation is located.
- The front door is of standard width. The entrance is well lit with a sensor flood light on the path and a lamp at the front door.
- There is a small threshold and the floor covering at the front door is laminate flooring, the stairs are carpeted and lead to the upper hall which has wooden flooring.

## **Halls, Stairs, Landings, Passageways**

- The circulation space (hall, lounge, kitchen, bathroom) is wooden or vinyl. Bedrooms, stairs and dining room are short pile wool carpets.
- The 12 steps up to the living level have a proper wooden grab handrail on both sides to assist in negotiating them.
- A stair gate is provided at the top of the stairs for safety.

## **Sitting Room/Lounge**

- All rooms lead from the central hallway.
- The lounge has 2 fabric sofas with a mixture of natural and feather cushion fillings. There is a traditional upright reading chair and footstool.
- A 42" plasma TV with Freeview and DVD player. The remote control has a subtitles function. Instructions are provided (please advise if you require a larger font).
- There is a nest of tables located on the perimeter of the room. Furniture can be moved in this room although the circulation space is very open.
- There is a large short pile rug located in front of both sofas.
- Lighting is natural daylight from large picture windows and a patio door leading to the decking outside.
- Table lamps and ceiling downlights are also present in this room, switched from the room entrance.

## **Dining Room**

- The dining room has 3 steps inside the room which raises the level of this room to take advantage of the fine views across the firth of forth from the original window openings.
- 6 upholstered chairs surround the table which has a central pedestal support. The table is extendable from both ends and there is space to walk around the table. Chairs do not have arms.

- Lighting is natural daylight from 3 windows. There is a central feature table light and additional ceiling down lights.
- Flooring is a short pile wool carpet.
- A small children corner is located in this room along with extensive and up to date tourist information.

## **Kitchen**

- The kitchen is accessed directly from the hall.
- The oven is located at low level.
- The hob is electric ceramic.
- The worktop and sink are located at 600mm from the floor.
- A drop down, wall mounted table and bar stools are located at a height of 500mm.
- The fridge freezer has the fridge located on the top.
- Glasses and crockery is located in wall cupboards. Please advise if you require this moved to lower cupboards.
- Full size cutlery, cordless kettle, tin opener with large grip handles.
- The kitchen has ceiling and worktop lights. Natural daylight from a skylight.

## **Bedrooms and Sleeping Areas**

- Both bedrooms are accessed directly from the hall.
- Bedroom one is large and has a zip and link single beds (to make a supering if required)
- A full size sofa bed is located in this room (can be moved) and has a lower height than the singles.
- Bedroom one has natural light, 3 small lamps and ceiling down lights.
- Drawers and hanging space is sufficient for 3 adults in this room.
- Toy box (check suitability for young children)
- Circulation space is limited with the sofa bed in the room (this can be moved if required).

- Bedroom 2 has a king size bed,
- Large mirrored wardrobes, 3 drawer chest, and small chair are provided.
- Space for a cot in either room.

## **Bathrooms, Shower-rooms and Toilets**

- There is one bathroom which is located off the hall.
- Tiled floor with non slip bathmats provided
- hanging rail with 5 pegs
- sliding shower door with step up shower.
- Portable shower seat can be provided - please advise.
- Bath has taps located on outside for ease of use.
- Child step to locate the washbasin.

## **Additional Information**

- The textures and colours in the apartment are warm and bold.
- All doors and woodwork are mahogany/dark hardwood, the walls are light (except the lounge feature wall).
- Mobile phone reception is sporadic (best at the balcony window and dining room windows (south facing)).
- A telephone is provided.
- The nearest doctors surgery is 5 minutes walk, hospital is in Kirkcaldy, 4 miles distant.
- Dentist and pharmacy in the village.
- Comprehensive information is provided in the lounge with information on transport, walks, attractions.
- Wifi is provided.
- consideration has been made to safety, comfort and accessibility. Happy to discuss any feature not described.

## **Future Plans**

- New website shall be designed for those with visual impairments.

## **Contact Information**

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