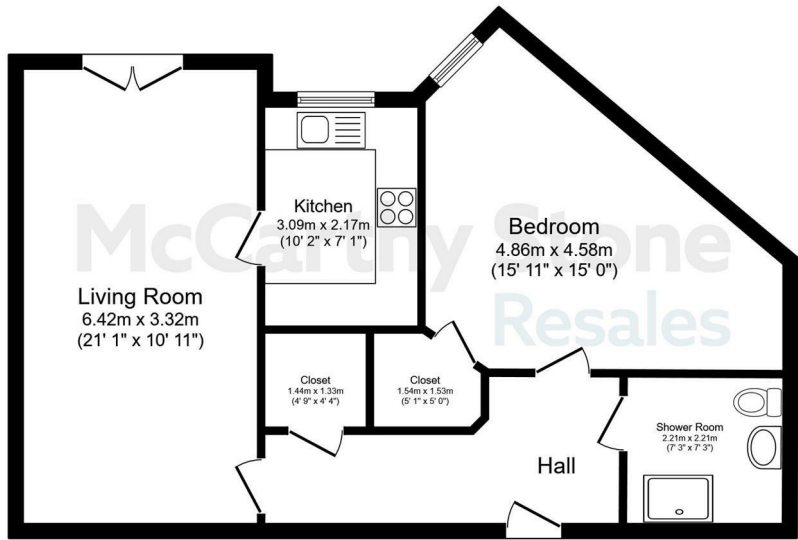




Total floor area 63.6 sq.m. (684 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		88	(92 plus) A	94	95
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
Scotland			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



28 The Sycamores

Muir, Kinross, KY13 8GG

1 | 1 | Council Tax: C

Looking for the perfect property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 28 The Sycamores could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £185,000
Freehold

Key Features

- Superb one bedroom first floor apartment overlooking garden grounds
- House Manager on site - Mon - Fri
- Beautiful residents' lounge overlooking courtyard and communal walled garden
- Care line emergency call system
- Sun Room & Roof Terrace
- Attractive Landscaped Garden
- Lift access for all floors
- Guest Suite (small fee applicable)
- Private residents' parking (permit scheme)
- To view contact the resales team

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent



28 The Sycamores, Kinross

Summary

The Sycamores was purpose built by McCarthy Stone for retirement living. The development consists of 33 one and two-bedroom retirement apartments for the over 60s. 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 you can see who's calling 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 external maintenance, gardening and landscaping, window cleaning, buildings insurance, security and energy costs of the laundry, lounge and other communal areas. The beautiful residents lounge provides a great space to socialise with friends and family or relax in the sun room and roof terrace with pleasant views. If your guests have traveled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

Local Area

The Sycamores is situated in Kinross, once a former market town, is a picturesque haven on the banks of Loch Leven. This beautiful scenic location is a popular residential town due to its convenient position within the local county area and also has a host of amenities, with a range of shops, restaurants and other services. Kinross is also conveniently located in between the two shopping hubs of Perth and Dunfermline, with frequent buses to each of these locations. Homeowners at The Sycamores can enjoy access to a range of leisure facilities, with a swimming pool, leisure centre, tennis and golf clubs all within a mile of the development. Loch Leven also offers a wide variety of activities, from fishing and nature trails to boat trips over to Lochleven Castle. The landscaping around Perth and Kinross is one of the most beautiful in Scotland, with rich agricultural fields, stunning views of the mountains in the Southern Highlands and of course, the crowning glory that is Loch Leven.

28 The Sycamores

Located on the first floor, apartment 28 is one of our one bedroomed apartment with pleasant open views. The apartment comprises of an entrance hall with storage cupboard, living room, kitchen, bedroom and shower room.



Entrance Hall

Welcoming entrance hall with a good sized walk in storage cupboard leading to living room and bedroom and shower room. There is an apartment security door entry system with intercom and 24-hour emergency response pull cord system providing peace of mind, and pendants supplied too. There are handy illuminated light switches, a smoke detector.

Living Room

Bright and spacious living room with ample space for a dining table and chairs. Feature fireplace and pleasant view from the living room with patio doors and juliet balcony overlooks the attractive communal grounds and woodland area extending to the Ochil Hills. The room has plenty raised sockets, TV, phone points.

Kitchen

Well appointed contemporary kitchen has everything you need including integrated fridge freezer, eye level oven, ceramic hob and cooker hood. There is a range of eye level units and drawers with a roll top work surface, stainless steel sink with mono lever tap and drainer. A decorative blind frames the window.

Bedroom

Generous sized double bedroom which can easily accommodate free standing furniture with a handy walk in wardrobe with shelving and hanging rail. Plenty electric sockets, TV and phone point.

Shower Room

Contemporary shower room with suite comprising of an easily accessible tiled walk-in shower enclosure, WC, vanity unit with sink and illuminated mirror above and heated towel rail. There is a pull cord available in case of an emergency for peace of mind.

Service charge

- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- 1% Contingency fee applies upon Resale value
- Buildings insurance

The service charge does not cover external costs such as your



 1 |  1 | Offers over £185,000

Council Tax, electricity or TV, but does include the cost of your House Manager, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge (1 bed) is £238.95 per month £2867.37 per annum for year ending 31/8/26.

Residents Parking

Parking is by allocated space subject to availability. The fee is currently £250 per annum. Permits are available on a first come first served basis. Please check with the House Manager on site for availability.

Additional Notes

Included: Carpets, curtains, blinds and integrated appliances

- Full Fibre & Copper Broadband available (Check <https://www.openreach.com/fibre-checker/standard-broadband-for-speeds>)
- Mains water and electricity
- Electric room heating
- Mains drainage

