

THE SYCAMORES, 16 MUIRS, 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 for a fee subject to availability.

LOCAL AREA

The Sycamores is situated in Kinross, once a market town, now 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 these locations and Edinburgh, Dundee and beyond. 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 landscape 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.

1 THE SYCAMORES

Apartment 1 is located on the ground floor and perfectly placed with easy access to all the communal facilities on offer and the residents' car park. The accommodation comprises an entrance hall, living room, kitchen, two bedrooms with one en-suite and superb storage facilities.

ENTRANCE HALL

Generous entrance hall with two walk-in storage cupboards one has shelving. The 24-hour Tunstall emergency response pull cord system is situated in the hall with further further pull cords in the shower rooms. There are handy illuminated light switches, a smoke detector, apartment security door entry system with intercom. Doors lead to the bedrooms, living room and shower room.

LIVING ROOM

Bright and spacious living room benefiting from access to the patio overlooking the attractive landscaped grounds. The feature fire and surround creates a nice focal point and there are light fittings, ample raised electric sockets, TV and telephone points. There is ample room to accommodate a dining table and chairs and a partial glazed door leads to the kitchen.

KITCHEN

Well appointed fully fitted kitchen with Bosch appliances. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer, under pelmet lighting and tiled floor with floor level heater.

2 BED | OFFERS OVER £285,000

BEDROOM EN-SUITE

Spacious bedroom with en-suite facility and a walk-in wardrobe with hanging rails, shelving and storage space above. The en-suite bathroom is fully tiled and fitted with suite comprising of a walk-in shower enclosure, WC, vanity unit with sink and illuminated mirror above and wall mounted heated towel rail.

BEDROOM TWO

A good sized second bedroom which can accommodate a double or twin beds with plenty room for freestanding bedroom furniture. There are ceiling lights, TV and phone point.

SHOWER ROOM

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and illuminated mirror above.

SERVICE CHARGE

- Cleaning of communal and external 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 fund contribution upon Resale
 - Buildings insurance
 - Service Charge fees for the year ending 31/8/22 is £271.85 per month (£3262.24 per annum)
- The service charge does not cover external costs such as your 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.

RESIDENTS PARKING (PERMIT SCHEME)

Parking is by allocated space subject to availability and there are spaces reserved for visitors and, in practice, there is no pressure on street parking outside. 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.

