McCarthy & Stone
RESALES

8 The Sycamores, Muirs, Kinross, KY13 8GG
Offers over £185,000 FREEHOLD

For further details
please call 0345 5564104

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GENEROUS ONE BEDROOM GROUND FLOOR RETIREMENT LIVING APARTMENT WITH PATIO AREA SITUATED IN PLEASANT AND QUIET SURROUNDINGS * RELAX IN THE COMMUNAL SUN ROOM, ROOF TERRACE, HOMEOWNERS LOUNGE AND BEAUTIFUL GARDENS*

Summary

The Sycamores was built by McCarthy & Stone purposely 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 Homeowners' 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, bowling 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.

8 The Sycamores

Superb ground floor one bedroom retirement living apartment with a pleasant outlook of landscaped garden grounds and woodland area. Situated to the side of the development in a quiet location. The apartment is ideally placed for easy access to the communal facilities and lift to the stunning sun room and roof terrace.

Entrance Hall

Welcoming and spacious entrance hall with superb storage facilities including a walk-in cupboard. There is an apartment security door entry system with intercom and 24-hour Tunstall emergency response pull cord system providing peace of mind. The hall is carpeted continuing in to the lounge and bedroom. There are illuminated light switches , smoke detector and doors leading to the bedroom, living room and shower room.

Lounge

Generous lounge with dining recess and French door with open outlook over the well maintained communal gardens and woodland area. The apartment benefits a small patio ideal for sitting out in the warmer weather. There is a feature fireplace with electric log effect fire creating a focal point. The room is well appointed with ample raised electric power sockets, TV and telephone point too. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Contemporary fully fitted kitchen with tiled floor. 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 Dimplex floor heater. There is a wall mounted folding table that can be utilised as an additional work surface also. The window is fitted with a roller blind and the kitchen overlooks the communal gardens.

Bedroom One

Ideal sized double bedroom benefiting from a walk-in wardrobe with ceiling lights, TV and phone point.. Curtains included.

Shower Room

Stylish shower room fully tiled and fitted with suite comprising of a large walk-in shower, WC, vanity unit with sink and illuminated mirror above. There is a heated towel rail and air filter system.

Extras included in sale

Carpets, light fittings with shades, all blinds and curtains. The feature mirror about the fireplace is also included in the sale.

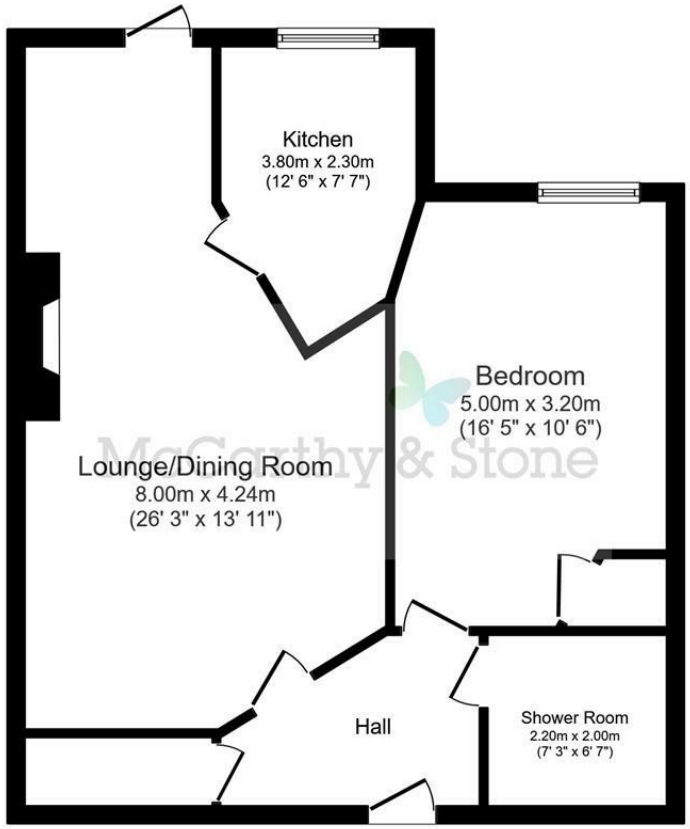
Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- 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
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

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, your water rates, 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.

Car Parking (Permit Scheme)

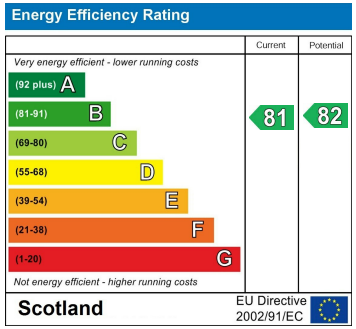
Parking is by allocated space subject to availability. The fee is currently £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability. There is also a mobility aid enclosure available within the car parking grounds.

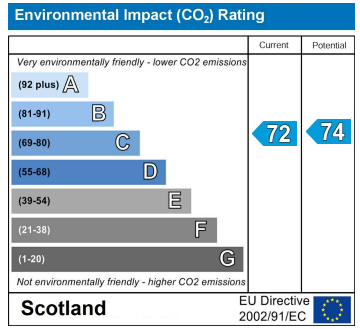


Floor Plan

Total floor area 62.0 sq. m. (667 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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com





There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 5564104 or email resales@mccarthyandstone.co.uk

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