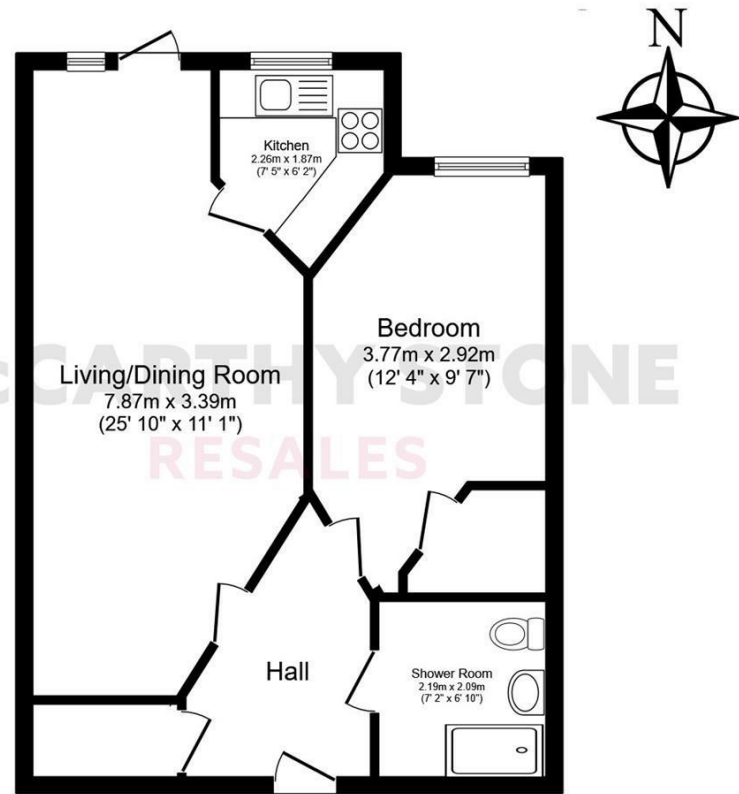


# McCARTHY STONE RESALES

## 8 THE SYCAMORES MUIRS, KINROSS, KY13 8GG

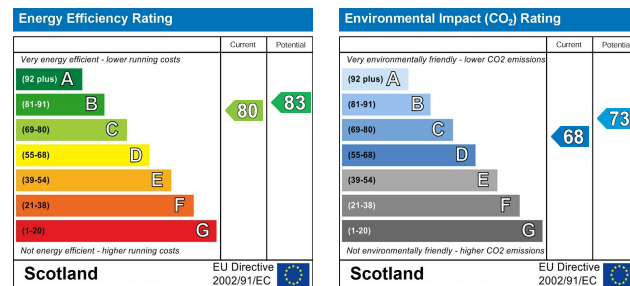


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**COUNCIL TAX BAND: C**



# McCARTHY STONE RESALES

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Lovely ground floor one bed retirement living apartment in a quiet position overlooking the attractive communal gardens and woodland area. Close to all the communal facilities on offer.

**PRICE REDUCTION**  
**FIXED PRICE £195,000 FREEHOLD**

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# THE SYCAMORES, MUIRS, KINROSS, KY13

# 1 BED | FIXED PRICE £195,000

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

## LIVING ROOM

Generous living room with dining recess and French door with access to a small patio, ideal to enjoy a coffee overlooking the well maintained communal gardens. 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. Partial double glazed door leads 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 floor heater. There are wall mounted shelves and a folding table that can be utilised as an additional work surface. Fitted roller blind.

## BEDROOM ONE

Good sized double bedroom with overbed wardrobes plus a walk-in wardrobe with shelving, hanging rails and storage above. There are ample sockets, TV and phone point.

## SHOWER ROOM

Well appointed 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, kitchen blind, curtains, fire surround with electric log effect fire and integrated appliances.

## 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 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.

Service charge for a one bed is £2,807.28 per annum (£233.94 per month) for the year ending 31/08/24.

## CAR PARKING (PERMIT SCHEME)

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. There is also a mobility aid enclosure available within the car parking grounds.

