



29 The Sycamores 16 Muirs, Kinross, KY13 8GG

Offers Over £199,950



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Number 29 is a second floor one bedroomed purpose-built retirement flat for 60's and over offering open views. The complex consists of 33 flats in total with a house manager during office hours and 24 emergency call out service. The complex offers excellent communal facilities which include residents lounge, sun room and roof terrace. The apartment which offers buzzer door entry system is entered into the hallway with storage cupboard and emergency pull cord. The lounge / dining room offers a window overlooking the communal garden grounds. The kitchen is fitted with white base and wall units, coordinating worksurfaces and stainless-steel sink and drainer. Ceramic hob with extractor above. Eye level oven. Integral fridge & freezer. Window overlooking the rear garden. The bedroom offers a walk-in storage wardrobe. and window to the rear garden. The shower room is fitted with W.C., wash hand basin and walk in shower enclosure with mixer shower. Emergency pull cord.

There is a communal residents lounge, sun room and roof terrace.

Externally there are communal garden grounds

which surround the property. Allocated parking space (subject to availability) at a charge of 250 per annum.





- Purpose built Retirement 2nd floor flat
- Lounge / dining room
- Bedroom
- Kitchen
- Shower room
- Private parking & garden grounds
- House warden & 24 emergency call system
- Residents lounge, Sun room and roof terrace
- Guest suite
- Excellent public transport to Perth and Edinburgh

INCLUDED

All fitted carpets, fitted floor coverings, integral appliances, curtains/blinds and light fittings will be included.

SERVICES

The service charge of £233.93 per month which includes cleaning of all external windows, heating light and power in communal areas, 24-hour emergency call system, on site manager upkeep of garden grounds, repairs and maintenance to interior and exterior communal areas, contingency fund including internal and external redecoration of communal areas. Buildings insurance.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND C

EPC RATING: C

FLOOR AREA: 710.00 SQ FT







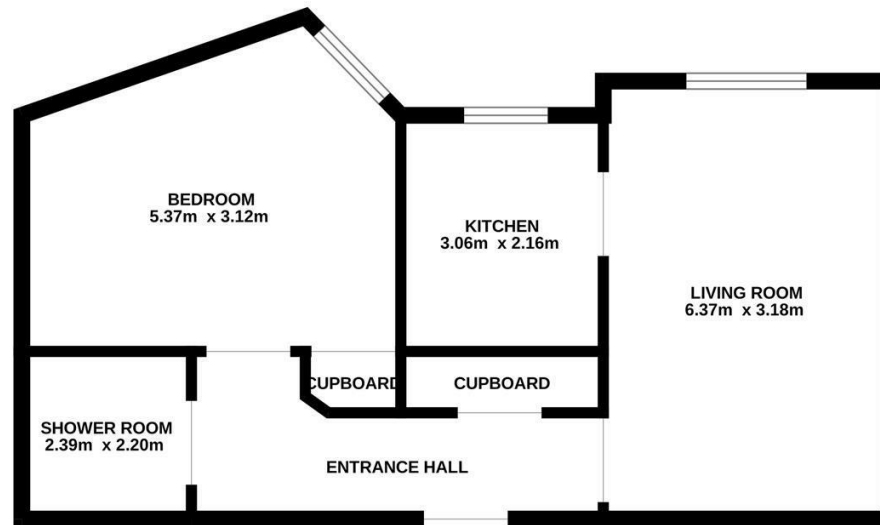
Room Sizes

Approximate measurements

Living room	20'10" x 10'5"
Kitchen	10'0" x 7'1"
Bedroom	17'7" x 10'2"
Shower room	7'10" x 7'2"



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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without any obligation.

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at any of our offices.