



34, The Sycamores, Muirs, Kinross, KY13 8GG.

A bright and attractive top floor retirement flat in a lovely setting. Offers over £200,000.







Particulars of Sale

34, The Sycamores, Muirs, Kinross, KY13 8GG.

A lovely top floor retirement flat with bright and spacious accommodation in this sought after setting at the heart of Kinross.

Offers over £200,000.

PARTICULARS OF SALE

DIRECTIONS

Enter Kinross from the M90 motorway and at the roundabout at the centre of Kinross turn left onto the High Street. Follow the road past The Green Hotel onto the Muirs. The Sycamores is on the left hand side. Enter via the main entrance door and the lift on the right provides access to number 34 which is on the second floor.

SITUATION

Kinross offers amenities including supermarkets, shops for everyday requirements, Post Office, churches, local bus services, sports clubs (curling, bowling, tennis and golf all nearby), health care facilities and attractive walks around Loch Leven and in the surrounding countryside.

The extensive amenities of Dunfermline and Perth are accessible via the M90 and include excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities, golf courses and recreational amenities.

Edinburgh offers superb facilities including shopping, leisure and cultural facilities as well as an airport.



DESCRIPTION

A quality top floor retirement flat with open southerly views to Kinross town centre.

The property comprises a reception hall with a walk in storage cupboard, a bright lounge open plan to a dining room area enjoying open views, a fitted kitchen with integrated appliances, a double bedroom with a walk in wardrobe and a well appointed wet room shower room. There is an electric heating system, and double glazing. The flat enjoys a sought after position beside the top floor sun lounge and roof terrace.

There is an on site manager and a 24 hour emergency call system with pull cords. The shared facilities include a residents ground floor lounge, a top floor sun lounge with roof terrace and a laundry room. There is a guest suite which can be rented by the visitors of residents. The common areas and grounds are professionally maintained. All of these services as well as buildings insurance are provided for a monthly management fee of £233.94 per month (£2,807.28 per annum – prices correct for year ending 31/08/24). Parking spaces in the private car park can be rented for £250 per year subject to availability. There is covered parking in the car park for motability scooters. Home owners are responsible for their own electricity costs, contents insurance and council tax.

The property is in move in condition and viewing is recommended to appreciate the bright rooms, attractive views and prime position.

GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302 or email contact@jgwilson.co.uk

COUNCIL TAX The property is Band C.

ENERGY RATING The property is rated as C (72).

Particulars prepared May 2024.



Flat 34



Residents lounge



Residents sun lounge.

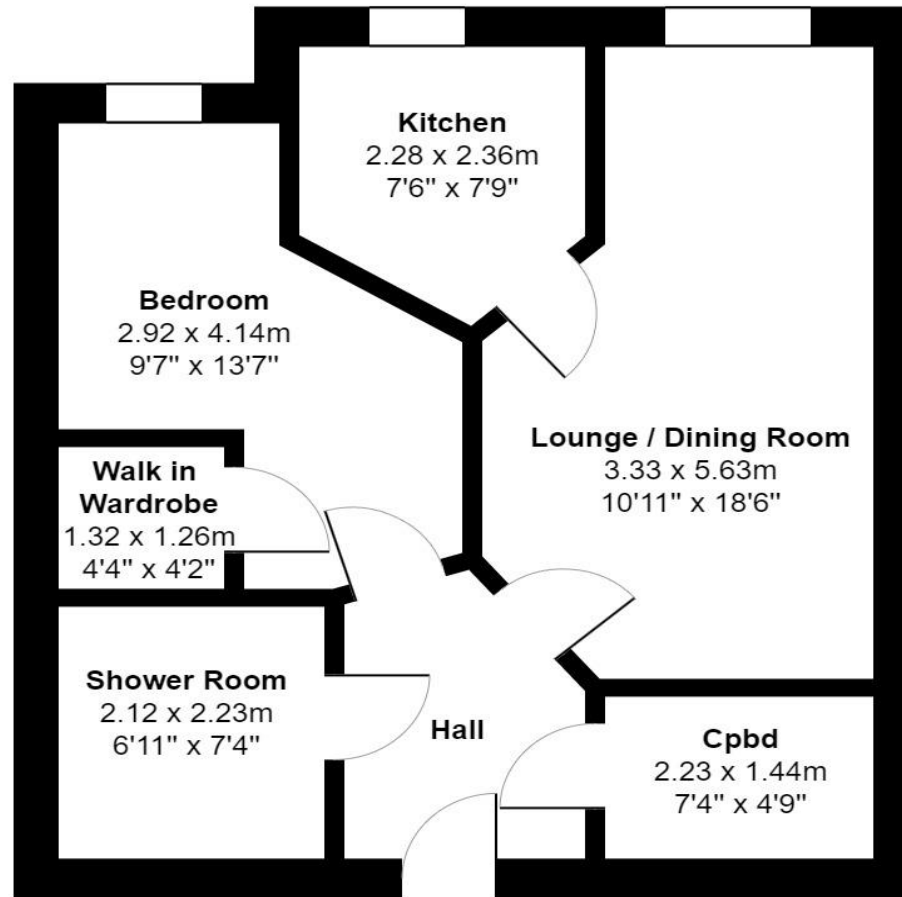
Residents roof terrace

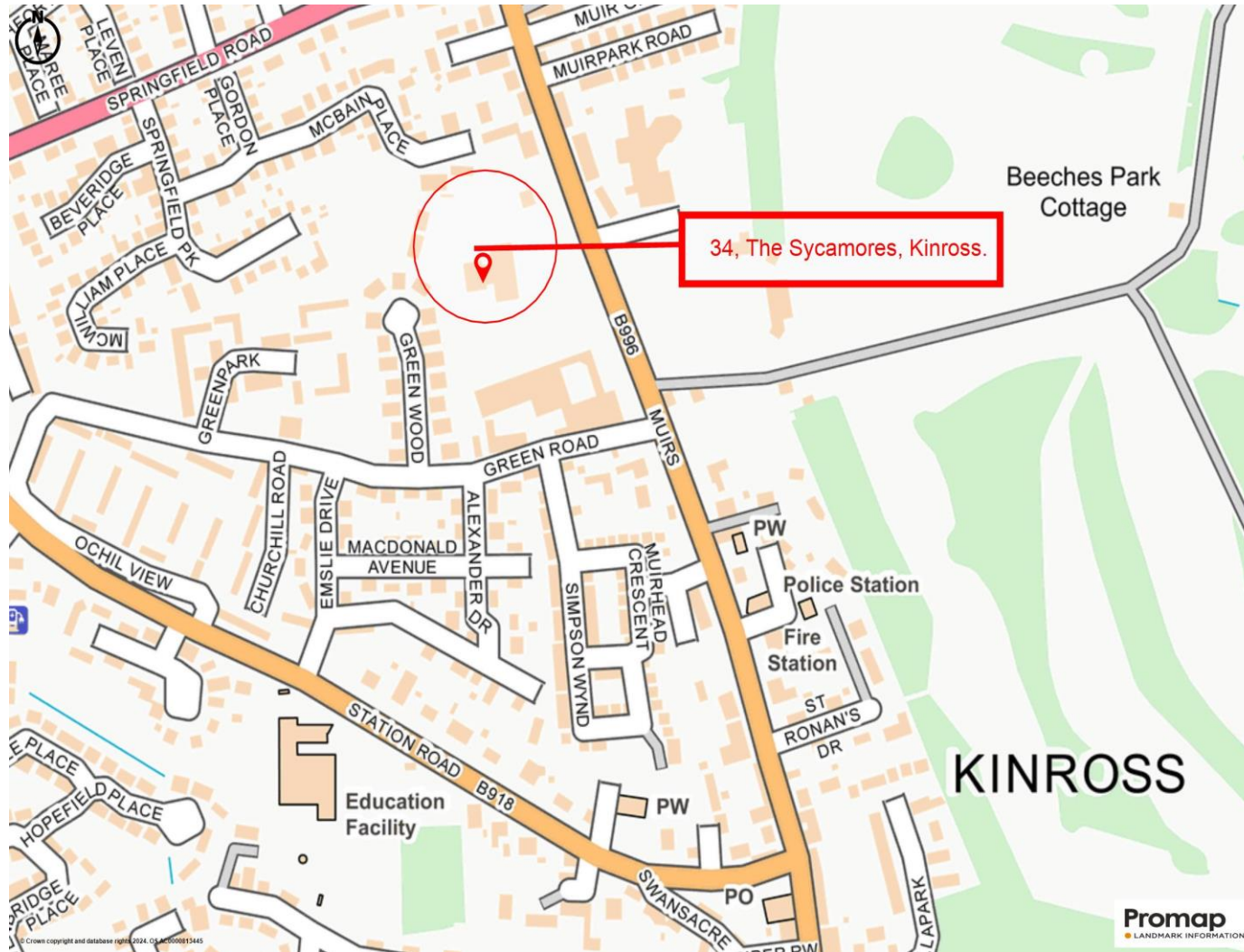


Residents roof terrace



34, The Sycamores,
Kinross,
KY13 8GG.
(Not to scale).





PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

Selling Agents

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