

# The Sycamores

## Flat 33, 16 Muirs, Kinross



Law Location Life



# The Sycamores | Flat 33, | 16 Muirs | Kinross

A Beautifully Presented Luxury Second Floor Apartment within this much sought-after retirement development by award winning developer McCarthy & Stone. Designed exclusively for the over 60's these developments give you the benefit of owning your own home free from the worries of external maintenance or gardening, providing a lifestyle suitable for those who wish to live independently in their retirement but with every home comfort.

Support is available with a house manager during the day and 24-hour emergency call assistance should you require this facility day or night. Additionally, there are also communal amenities including a large lounge, bookable guest suite, sun terrace, lift and laundry room. There are also regular communal activities, including exercise classes, magnificent landscaped communal gardens and car parking is available on site for permit holders.

The apartment is located to the rear of the development, close to the sun room and roof terrace and comprises; Reception Hallway, Sitting/Dining Room, Kitchen, Storage Room, Master Bedroom and Shower Room.

Viewing of this property is strictly by appointment and can be arranged by contacting the selling agents.





## Accommodation

### Communal Entrance

Entry is from the front via a security entry system into the communal reception hallway. There is a communal lounge, laundry room, wardens office and lifts to all levels.

### Reception Hallway

Entry to Flat 33 is on the second floor, located near the sun room and roof terrace. The reception hallway has carpeted flooring, doors to the sitting/dining room, bedroom, shower room, storage room and hatch to the attic.

### Sitting/Dining Room

A large reception room with carpeted flooring, feature fireplace with electric fire, window to the rear overlooking the communal gardens and door to the kitchen.

### Kitchen

Fully fitted contemporary styled kitchen with units at base and wall levels, worktops and stainless steel sink and drainer. Fitted appliances include an oven, fridge/freezer, electric hob and extractor fan. Additionally is a window to the rear and tiled flooring.

### Storage Room

A useful large storage room.

### Bedroom

A double bedroom with carpeted flooring and window to the rear.

There are doors to a storage cupboard and walk in wardrobe with rail and shelving.

### Shower Room

Luxury shower room with large walk in shower, wall hung wash hand basin with storage, fitted wall mirror with LED light, built in low level w.c, chrome heated towel rail, extractor fan and tiled flooring.

### Gardens

The property is set within magnificent landscaped gardens, with various patio areas, seating, path and an array of mature trees, plants and flowers. There is a large communal interest in the gardening, should the new owner wish to be involved.

### Communal Areas

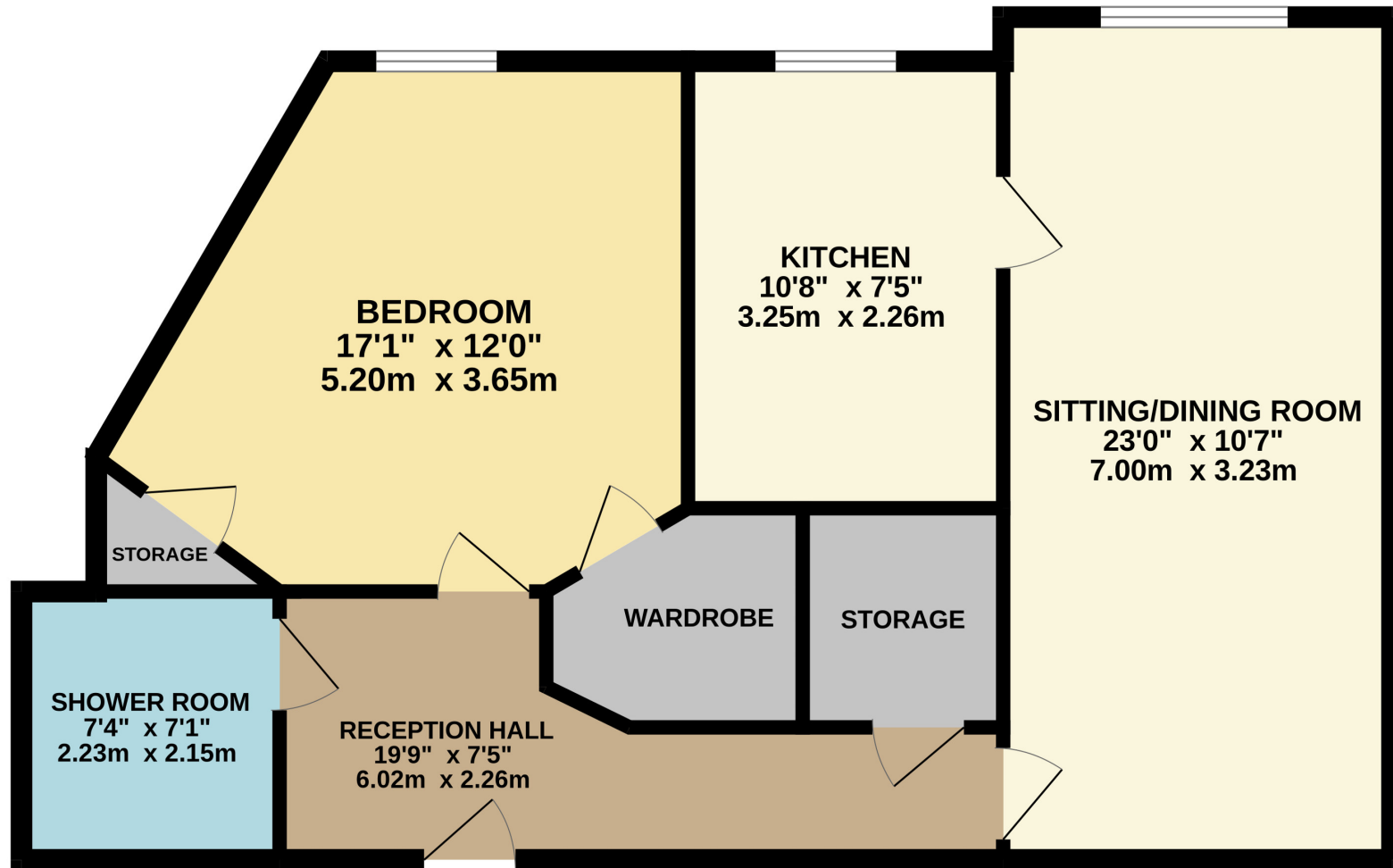
Situated on the ground floor there is a large sitting room with small kitchen area, where there are weekly communal events, laundry room, wardens office and guest suite. On the second floor there is a sun room with roof terrace.

### Factoring Charges

There are factoring charges with these properties and currently cost in the region of £230 per calendar month. The factoring charges are held in a trust account and a contingency fund is operated for any further large expenditure.



# GROUND FLOOR





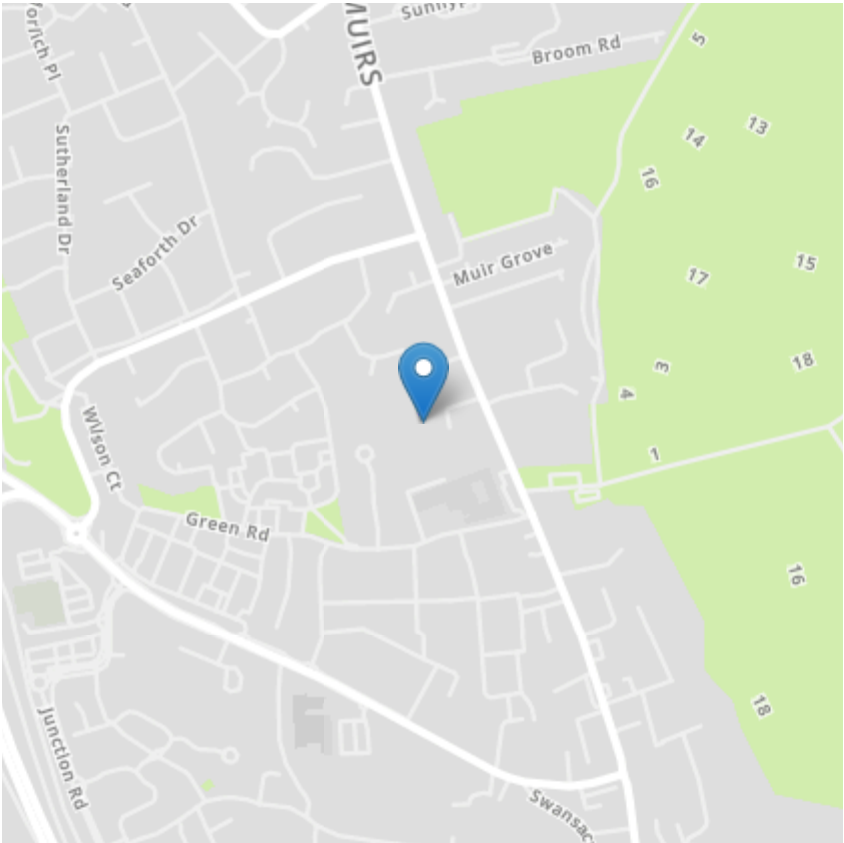






# 16 MUIRS, KINROSS - A BETTER PLACE TO LIVE

The highly sought after town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. The nearby M90 provides swift access to Perth, Edinburgh and most of Central Scotland, whilst there is a 'Park and Ride' service to Edinburgh, with bus links to other major towns and cities. Frequently topping 'Best Places to Live' surveys the area is a popular commuter location given its central geographical position. Kinross -shire has, however, much more to offer. The schools throughout the area are all extremely highly rated. Kinross High School and Community Campus is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools are within easy travelling distance, many running bus services, including the renowned Dollar Academy. Add to the mix a wide range of outdoor pursuits, with the stunning Loch Leven Heritage Trail, sports clubs and other organisations and it quickly becomes clear why this is a popular location for the young and not so young alike.



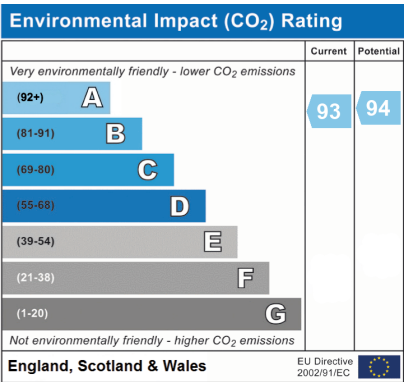
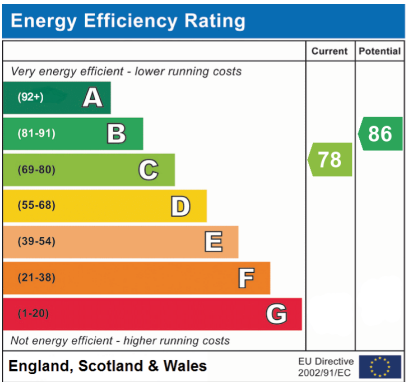
Andersons LLP  
40 High Street  
Kinross  
KY13 8AN

LP-2, Kinross

T: 01577 862405  
F: 01577 862829  
E: [property@andersons-kinross.co.uk](mailto:property@andersons-kinross.co.uk)  
[www.andersons-kinross.co.uk](http://www.andersons-kinross.co.uk)

Partners  
John Wellburn LL.B DIP L.P N.P  
Lorna E. Miller LL.B DIP L.P N.P

Notes of Interest and Offers  
All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.



Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

