



McCarthy & Stone

The UK's leading retirement housebuilder

Artist impression



Retirement Living in the heart of the community
The Sycamores, Kinross

Artist impression



Your dream apartment built by an award winning developer

Welcome to The Sycamores

We think you'll be amazed by our latest development in Kinross. Our exclusive development of 33 one and two bedroom apartments is set in a central location and has all the amenities you could want close by. What's more, McCarthy & Stone apartments are designed to make it easy for you to live independently with every home comfort.

Designed exclusively for the over 60s, our Retirement Living developments give you the best of both worlds. You have the benefit of owning your own home, free from worries about external maintenance or gardening – and there's support if you need help with anything. With so much attention to detail, it's no wonder McCarthy & Stone is the UK's leading retirement housebuilder.



Join 10 years of happy homeowners when you buy with McCarthy & Stone



Providing award winning customer service

We're incredibly proud to have been awarded a 5 Star rating in customer satisfaction for ten consecutive years, as voted for by our homeowners via the House Builders Federation (HBF) survey.

We're delighted that so many of our homeowners say they would happily recommend us to their friends and family, we believe this is testimony to the quality and attention to detail that goes into the service we provide, and all our developments.

Since we started in 1977 we've built almost 50,000 apartments, as well as a strong reputation for quality. It's nice to know that we're getting it right, for the people who really matter.



A vibrant community in the heart of Kinross



Burleigh Sands



Loch Leven Castle

Life in Kinross

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 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.

“
What's incredible is that, within a very short time, our good neighbours have become lovely friends.
 ”
Mr & Mrs Nerlie – Homeowners, Aberdeen

Keeping you close to the things that really matter



The Sycamores

- 1 Rugby Club
- 2 Curling Rink
- 3 Golf Club
- 4 Convenience Store
- 5 Bus stop

Main shopping area includes:

- Baker
- Bank
- Beautician
- Butcher
- Cafés
- Hairdresser
- Opticians
- Pharmacy
- Post Office
- Restaurants
- Supermarket



Local Flora

Our developments take the stress out of being a homeowner

You'll feel at home in your beautiful new apartment in next to no time. It's easy to relax knowing there's a House Manager on hand during the day – a friendly face who'll be around to offer you help and support.

Best of all, you'll have no worries about external maintenance, window cleaning or energy costs for communal areas as we take care of all of that for you. It's all budgeted for in a simple to understand service charge. And when it comes to the beautifully landscaped garden, you can sit back and enjoy it without having to lift a finger.



Enjoy more time to socialise with the people you care about



You'll be surrounded by the warmth of friendship



Imagine more time to socialise with new friends and neighbours

Our developments have everything you need to get on with a full and active life. There's a homeowners' lounge and outdoor space, where you can enjoy the company of friends, as well as private car parking on-site#. There's even a guest suite, complete with TV and tea and coffee making facilities, so you can invite your friends and family to come and stay.

We also understand the companionship that a pet can bring, so if you're used to having a pet around you're welcome to bring them too*.

“

I love the space that I've got in my new lounge and I've got my own patio if I want to enjoy some fresh air, or I can meet up with my new friends and sit in the residents' rose garden to catch-up on what's going on – it really is such a lovely place to be.

Mrs Hope Weir – Homeowner, Clifton Mews

”



We do everything we can to help you keep an independent and happy life



10 year guarantee

For total peace of mind, every apartment comes with a two year warranty for most aspects of the construction, backed up by an NHBC guarantee which covers major structural defects for a further eight years.



All in place

With double glazing, insulation and electric heating throughout, your apartment is designed to be incredibly energy efficient, allowing you to keep warm whilst keeping your heating bills low. We've also ensured that telephone, TV and Sky* connection points are fitted ready for you from the day you move in.

Safe and secure

Peace of mind also comes from a door entry system linked to your TV, so you can see who's there before letting anyone in, an intruder alarm and a 24 hour emergency call system, giving assistance whenever you need it. If you spend a lot of time travelling or visiting family, a McCarthy & Stone apartment also lets you 'lock up and leave' so you can go away in the knowledge that everything is safe and secure.

Put your own stamp on your apartment

Throughout the apartment, everything is kept light and neutral, so whatever your taste in furniture and furnishings, everything is sure to coordinate beautifully. You'll have plenty of scope to make your apartment your own and incorporate your own personal touches.



Apartments designed to make your life easier

Step inside one of our new apartments and you'll wonder why you didn't move years ago. You'll settle in quickly with your own things around you, and when family and friends visit, there's more than enough room to entertain them. Some apartments have their own balconies or private patios.

Life's little luxuries are waiting for you

In the kitchen, you'll see that we've incorporated a range of high quality appliances,

including waist height oven, ceramic hob and integral fridge/freezer. Everything is laid out to make cooking and cleaning as effortless as possible, and completed with coordinating tiles, splashbacks and worktops for a top quality look.

Our luxurious bathrooms are designed to offer both functionality and safety. They all have showers with mixer taps, which turn on and off effortlessly as well as slip resistant flooring.

“

There's a lovely social buzz at the development and there are regular events that we've enjoyed getting involved with, including the weekly coffee morning which is a lovely opportunity to catch up with everyone.

Mr Aitken – Homeowner, St. Andrews

”



Our stunning apartments are built to high standards

*Subject to Sky subscription

With everything designed around you, experience a new level of comfort



The development at a glance

Services

- House Manager who is a friendly face and can provide help and support when it's needed during the day
- 24 hour emergency call system should you need assistance day and night

Development

- Homeowners' Lounge where you can meet up with neighbours or make new friends
- Landscaped garden for you to enjoy without having to lift a finger
- Guest suite perfect for when friends and family come to visit[◊]
- Lift to all floors making it easy to get around
- Car parking available on-site for permit holders^{#◊}

[◊]Extra charge applies [#]Subject to availability

The apartments at a glance

General

- NHBC 10 year guarantee allows you to buy with confidence
- Double glazing to keep you warm and ensure your bills stay low
- Walk-in wardrobe in every apartment so it's easy to keep everything organised and within reach
- Balcony or patio with selected apartments, letting you enjoy your own outside space
- Lever taps, which turn on and off easily
- Telephone and television point in living room and bedrooms
- Sky/Sky+ connection point in living room*

Kitchen

- Fitted kitchen with integrated fridge/freezer, oven and ceramic hob
- Cooker hood to help keep your apartment fresh
- Stainless steel sink with hardwearing, easy to clean surface

*Subject to Sky subscription

Shower room

- Fitted and tiled with level access shower
- En-suite shower room in selected apartments
- Fitted mirror
- Heated ladder towel rail
- Extractor ventilation

Heating and finishes

- Electric heating to keep you warm whilst being clean and economical
- Neutral décor to coordinate with your furnishings
- Oak veneered doors give your interior a quality feel
- Chrome door furniture for a stylish touch

Safety and security

- Door entry system which links to your TV, allowing you to see who's there before opening the door
- Smoke detector and intruder alarm to ensure your personal safety
- Illuminated light switches for bathroom and main bedroom so you can access them easily in the dark



Enjoy peace of mind

When you come to make your move, there's no need to worry as we'll be with you every step of the way. We can assist you in selling your existing home by liaising with solicitors and estate agents and arranging packing, removals and a de-clutter service.



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How to find The Sycamores

**16 The Muirs
Kinross
Perth & Kinross
KY13 8GG**

From the M90 (both North and South bound)

- Travel along M90
- At junction 6, take the A977/A922 exit to Kinross, Milnathort & Kincardine
- At the roundabout, take the 3rd exit onto A922
- Turn left onto Springfield Rd/A922
- Turn right onto The Muirs/B996 and The Sycamores will be on the right hand side

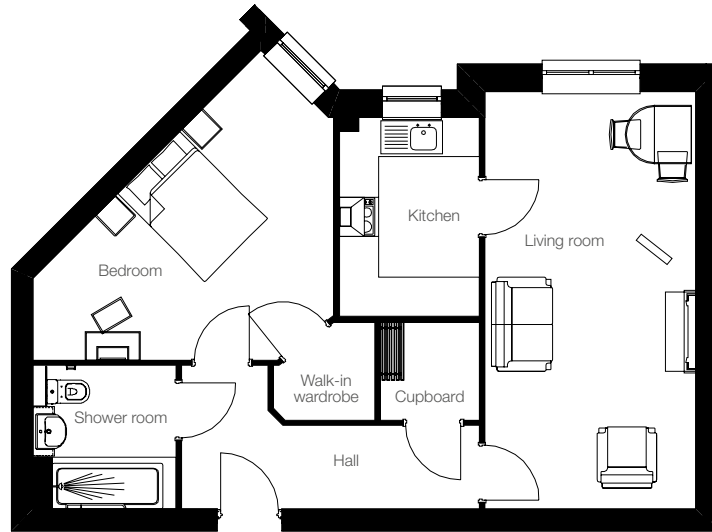


Please call us free on **0800 201 4106** and we'll help you find the perfect apartment or visit mccarthyandstone.co.uk/thesycamores



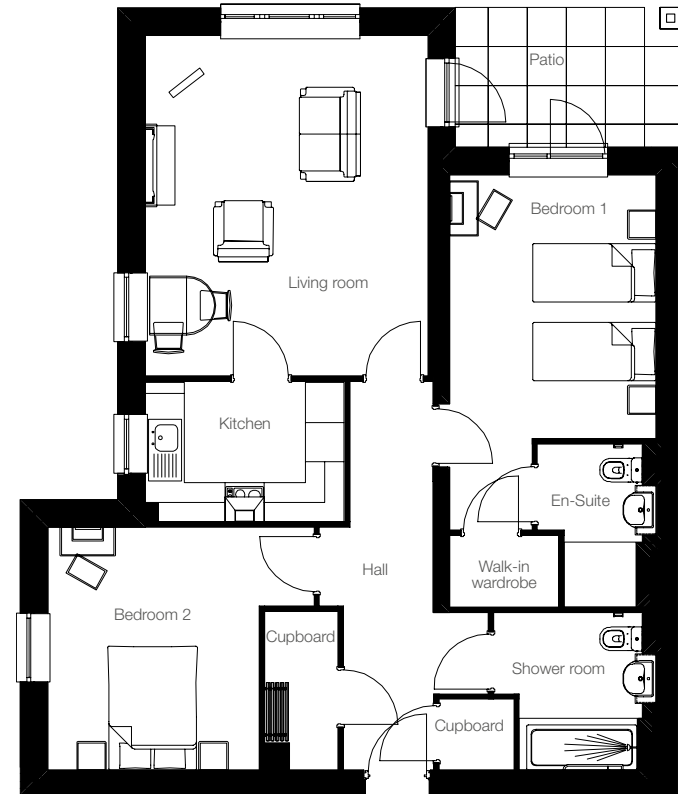
All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this brochure, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Executive before travelling to view. Details correct at time of print. A development by McCarthy & Stone Retirement Lifestyles Limited. Please write to us at: Customer Communications, McCarthy & Stone, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AQ or email us at: comments@mccarthyandstone.co.uk

Typical one bedroom apartment



Living room (Max.)	21'1" x 10'8"	(6427mm x 3242mm)
Kitchen (Max.)	10'0" x 7'1"	(3060mm x 2150mm)
Shower room (Max.)	7'3" x 7'3"	(2210mm x 2200mm)
Bedroom (Max.)	19'2" x 12'0"	(5853mm x 3661mm)

Typical two bedroom apartment



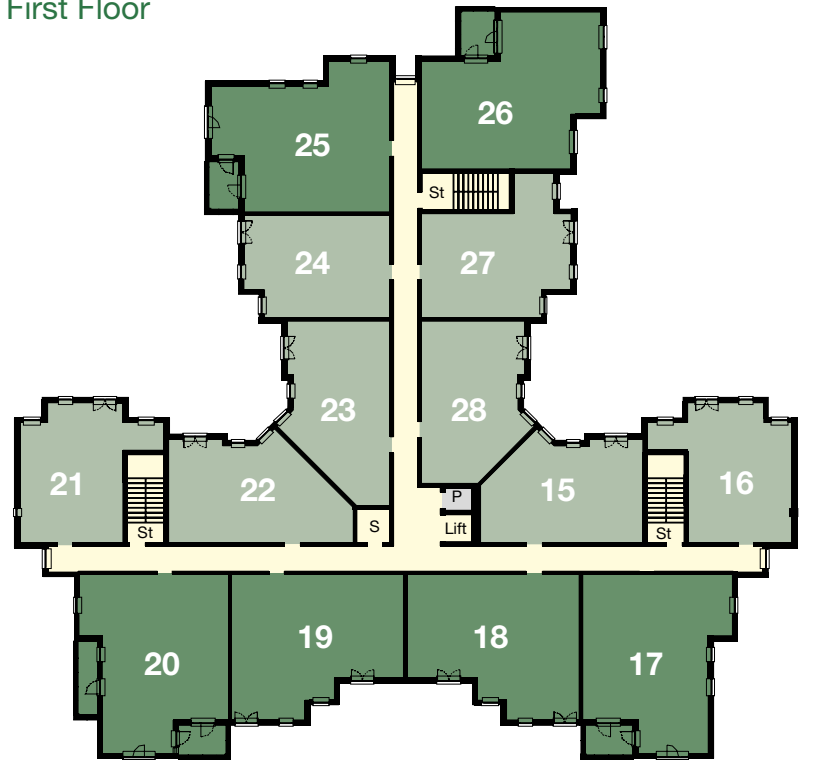
Living room (Max.)	17'2" x 14'3"	(5237mm x 4349mm)
Kitchen (Max.)	10'0" x 7'1"	(3060mm x 2166mm)
Shower room (Max.)	8'2" x 8'0"	(2501mm x 2427mm)
En-Suite (Max.)	8'3" x 6'0"	(2513mm x 1829mm)
Bedroom 1 (Max.)	13'4" x 10'5"	(4059mm x 3175mm)
Bedroom 2 (Max.)	13'5" x 12'3"	(4096mm x 3739mm)

See individual apartment plans for specific details.

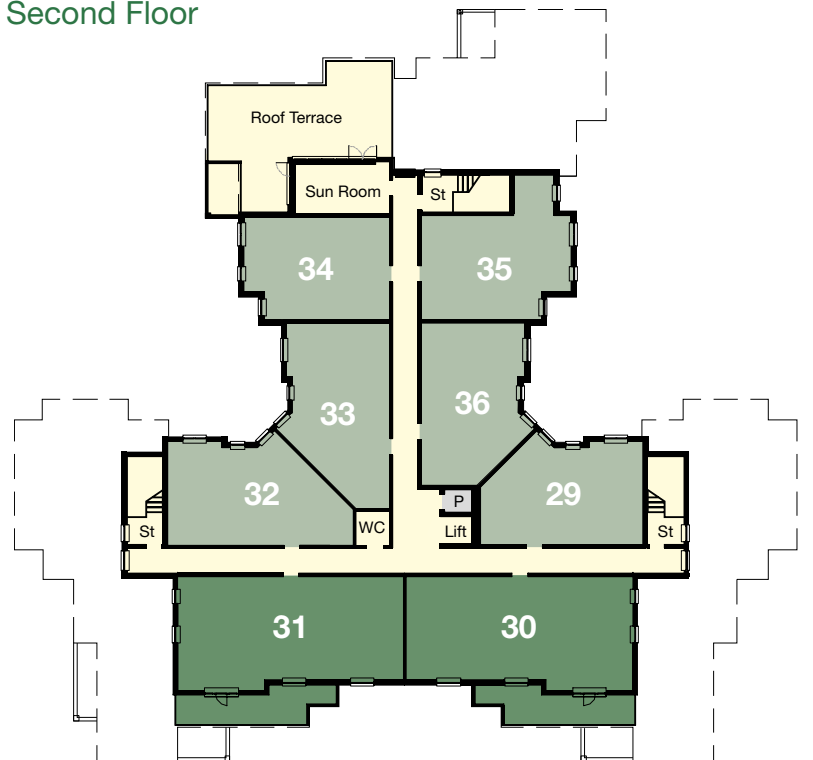
The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Executive before travelling to view.



First Floor



Second Floor



- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas
- P Plant Room
- S Store
- St Stair
- MSA Mobility Scooter Area

The Sycamores

16 Muirs, Kinross KY13 8GG
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