



34 Sir Allan Smith Gardens
Kinross, KY13 8GR



34 Sir Allan Smith Gardens

Kinross, KY13 8GR



A rarely-available, semi-detached home within a statement, age-exclusive development in Kinross for over-55's, which affords immaculately presented contemporary living accommodation, specifically designed for modern comfort and ease-of-maintenance.

ACCOMMODATION SUMMARY

Ground Floor:

Sitting Room, Kitchen/Dining Room, Principal Bedroom and Dressing Room, Double Bedroom 2, and Shower Room.

Exterior:

Paved private driveway and neat front garden.

Enclosed and private lawn garden to the side and rear, featuring a generous patio terrace with direct access from the kitchen/dining room via glazed double doors.

The development has a boutique resident's Club Lounge, as well as a one-bedroom visitor's suite.

Perth 17 miles (28 km); Edinburgh City Centre 28 miles (45 km); Glasgow City Centre 47 miles (75 km). (All distances are approximate).







SITUATION

Set in the historic town of Kinross, 34 Sir Allan Smith Gardens forms part of Muirwood Gardens - a compact and bespoke residential development for the over-55's, built by Juniper Residential. The enclave of homes has a desirable position between the Muirs area and the golf course and is within walking distance of Kinross' vibrant principal thoroughfare.

Kinross serves its community and the wider rural hinterland with a wide range of facilities, including an eclectic mix of independent stores, cafés, and pub/restaurants, as well as a supermarket, and the usual medical and professional services associated with town life. On the outskirts of the town, the contemporary 'Loch Leven Community Campus' houses excellent facilities including a leisure centre and a library. The town itself also hosts a curling ice rink, a tennis club, and two 18-hole golf courses.

The countryside around Kinross hosts a wide variety of recreational opportunities and rural pursuits, including trout fishing at Loch Leven and a network of footpaths, cycling, and bridle tracks to explore the local scenery and the renowned Ochil Hills. Loch Leven itself is a popular destination, with a Heritage Trail, an RSPB nature reserve, and an award-winning farm shop, with a café, deli/food hall and boutique. There is also a National Hunt Race Course at Scone Palace outside Perth; which, as one of Scotland's finest Stately homes, is an attraction in its own right. Its grounds also host an exhibition centre and a Polo field.

Keen golfers are spoilt for choice. In addition to the two popular 18-hole courses at Kinross Golf Club, there is a scenic 9-hole course in the contiguous village of Milnathort, and the internationally acclaimed championship courses of the Gleneagles Resort are approximately 18 miles away.

This corridor of Perth/Kinross-shire is well established as a commuter base for both Edinburgh and Glasgow, with easy access to the M90 South, towards Edinburgh and Central Scotland's arterial motorway network, and the M90 North towards Perth, the A9(N) to Inverness, and A90(E) to Dundee and then Aberdeen. Kinross Park and Ride offers bus services to the North and South and Inverkeithing Railway Station, which sits on the main East Coast line, is approximately a 12 mile drive away from the property. There is also a railway station at Perth with services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness. Edinburgh International Airport is approximately a 22 mile drive.

GENERAL DESCRIPTION

34 Sir Allan Smith Gardens is a contemporary, semi-detached bungalow, which affords stylish single-level living accommodation, thoughtfully appointed with later-in-life living in mind. Completed in 2021, the home has been built to an elevated specification and features generously proportioned rooms, roof-mounted Solar PV panels, and a design-led façade finished with classic, neutral render and blonde brick and stone accents, dark UVPC window frames, and a striking entrance canopy sheltering the main door.

Occupying an enviable position on the periphery of the residential enclave, the house and garden are afforded a high level of privacy and have an outlook into a belt of mature woodland to the East, which offers glimpses of Kinross golf course through the trees.

Internally, the home provides versatile accommodation, with both a principal sitting room and a separate open-plan kitchen/dining room. The timeless interior has been finished with neutral carpets, contemporary downlighting, and quality curtains and blinds.

Beyond the threshold, the welcoming hallway is notably spacious and serves as a central spine to the home, providing access to each of the rooms. Glass panelled doors lead into the sitting room and kitchen, enhancing the impression of space.

The dual-aspect kitchen/dining room is generously appointed with contemporary wall and floor units, accented by recessed downlighting and herringbone effect vinyl flooring, and has ample room for a dining table and chairs. It is comprehensively equipped with modern appliances, namely: an integrated fridge/freezer; an integrated dishwasher; a Bosch oven/grill; and microwave; a Bosch induction hob set beneath a discrete extractor fan; and a Beko washing machine/tumble dryer. Notably, the kitchen/dining room showcases a pair of glass doors which open onto the patio terrace in the garden.

The property has two comfortable double bedrooms, each with windows framing a private outlook over the rear garden. The principal bedroom is particularly handsomely proportioned and benefits from a walk-in wardrobe, which provides a copious volume of storage.

The contemporary shower room has been finished with quality ceramic tiling to the floor and walls and has an oversized shower, a wash hand basin, a WC with a hidden cistern, shaving sockets, a heated towel rail, and a mirrored vanity cabinet.

The private garden at 34 Sir Allan Smith Gardens has been designed to balance high amenity with ease of maintenance. A pedestrian gate provides access into the garden from the driveway to the side of the house. The area is enclosed with tall timber privacy fencing and is principally laid to lawn. The neat patio terrace has an easterly and southerly aspect and is ideal for alfresco living and entertaining.



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents
Rettie & Co, 11 Wemyss Place, Edinburgh, EH3 6DH.
Tel: 0131 220 4160.

Special Note on Estate Agents Act 1979

An employee of Rettie and Co declares an interest in the sale
in accordance with the Estate Agents Act 1979.

Navigation

The property's postcode is KY13 8GR

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are
included in the sale price.

Entry & Possession

Entry and vacant possession will be by mutual agreement and
arrangement.

Services

Mains water, electricity, and shared private drainage (TBC).
Wall-mounted electric convector heaters provide
heating, with smart thermostat control. An immersion
cylinder provides hot water.

Council Tax

Band D

EPC Rating

Band C

Factoring Fee

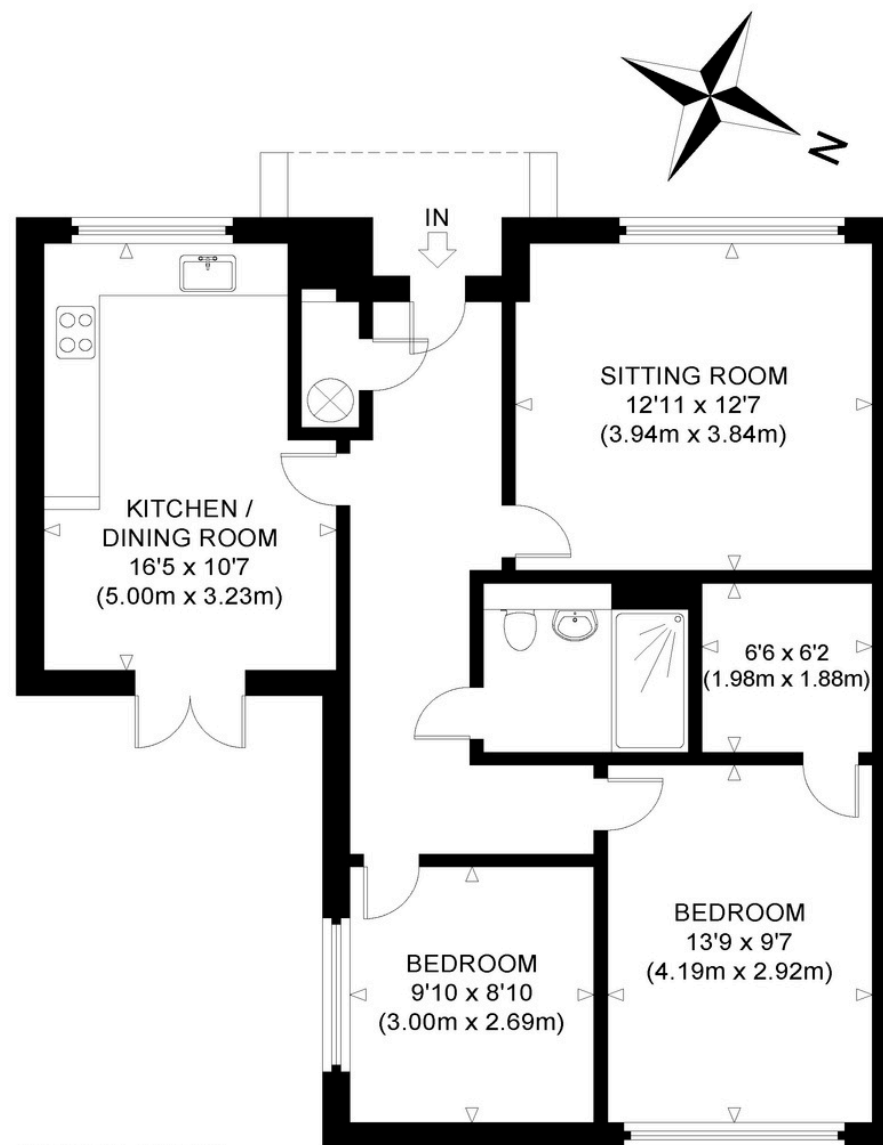
Please contact selling agents for further details.

Offers

Offers should be submitted in Scottish Legal Form to the
selling agents Rettie & Co at 11 Wemyss Place, Edinburgh,
EH3 6DH.

Misrepresentations

1. The property is sold with all faults and defects, whether
of condition or otherwise and neither the seller nor Rettie &
Co, the selling agent, are responsible for such faults and
defects, nor for any statement contained in the particulars of
the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that
he has not entered into contact in reliance on the said
statements, that he has satisfied himself as to the content of
each of the said statements by inspection or otherwise and
that no warranty or representation has been made by the
seller or the said agents in relation to or in connection with
the property.
3. Any error, omission or mis-statement in any of the said
statements shall not entitle the purchaser(s) to rescind or to
be discharged from this contract, nor entitle either party to
compensation or damages nor in any circumstances to give
either party any cause for action.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 802 SQ FT / 74.6 SQ M

SIR ALLAN SMITH GARDENS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 802 SQ FT / 74.6 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

Copyright © exposure
www.photographyandfloorplans.co.uk

RETTIE

0131 624 4183
mail@rettie.co.uk
11 Wemyss Place
EH3 6DH

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Internet Websites

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites: www.onthemarket.com, www.thelondonoffice.com and www.rightmove.co.uk

In addition, our social media platforms are [facebook.com](https://www.facebook.com/RettieTownandCountry), [RettieTownandCountry](https://twitter.com/RettieandCo), [twitter.com](https://twitter.com/RettieandCo), [RettieandCo](https://www.instagram.com/RettieandCo), Instagram and LinkedIn.

Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



Proof and Source of Funds/Anti Money Laundering
Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.