

A photograph of a middle-aged couple sitting on a dark grey sofa in a modern kitchen. The woman, on the left, has short blonde hair and is wearing a bright pink ribbed sweater. The man, on the right, has white hair and is wearing a light blue button-down shirt. They are both smiling and looking at each other. In the background, a modern kitchen with white cabinets and a built-in oven is visible.

# Juniper

## Muirwood Gardens, Kinross

A blend of stylish 2 & 3 bedroom age exclusive new homes





#### CUSTOMER NOTICE

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## About Juniper Residential

Juniper Residential is a new, age-exclusive housing developer, creating homes for the over-55s in some of Scotland's most desirable locations. While we may be a new name in the retirement property sector, reassuringly, we're part of the Cruden Group, which has been one of Scotland's leading independent development and construction companies for well over 75 years. We've distilled Cruden's award-winning housebuilding expertise into our distinctive new division, Juniper, to deliver sophisticated, high-quality, and low-maintenance homes designed with your peace of mind in mind.

Set within the heart of a vibrant community, and with a hotel-influenced communal Club Lounge that allows residents to socialise in style, each spacious property at Muirwood Gardens is considerably designed and generously specified. All properties enjoy a thoughtful attention to detail which is evident throughout, resulting in a range of comfortable, efficient and secure new homes that don't compromise on style.



## About Muirwood Gardens

Muirwood Gardens is a bespoke residential development of just 41 two and three-bedroom properties in the heart of Kinross, set between the desirable Muirs area and the golf course. This peaceful, tree-lined location is home to an eye-catching collection of detached and semi-detached bungalows (consistently voted Britain's favourite house style) along with terraced, semi-detached and detached villas and eight beautifully appointed cottage flats. In addition to the boutique resident's Club Lounge, the development offers a luxurious self-contained visitor's guest suite for visiting friends and family.

Buyers will be spoiled for choice at Muirwood Gardens, with no less than three styles of bungalow, three styles of dormer/chalet villa and two styles of cottage flats available for sale. Every property features a spacious dining kitchen or open-plan lounge and kitchen, while the Juniper two-bedroom bungalow has a triple-aspect family dining kitchen and a separate bay-windowed lounge. Four house styles have en-suites off the master bedroom with the Aspen two-bedroom semi-detached bungalow offering a generously proportioned walk-in dressing room.

The stylish cottage flats include well-appointed bedrooms and open-plan lounge/kitchens, chic bathrooms and impressive storage throughout. This latter attribute is also a recurring theme in the Oak villa, with two double bedrooms joined on the first floor by a study area and a large storeroom beside the main bathroom and en-suite shower-room.



Computer Generated Image – A typical street scene at Muirwood Gardens. Image is for representation purposes only



# The Local Area

Nestling on the western bank of Loch Leven, Kinross is an affluent town famous for its golf courses and picturesque parks. Its illustrious history is reflected in the presence of the Kinross House Estate and Loch Leven Nature Reserve and Heritage Trail. These visitor attractions overlook the eponymous castle where Mary Queen of Scots was once held and which can be visited by boat.



As the main town serving local villages like Milnathort, Kinross is impressively appointed. Its high street is home to craft stores and pet shops, florists and beauticians. There are cafes and restaurants dotted around the town and within east walking distance, while Muirwood Gardens itself backs onto Kinross Golf Club. Although this town is synonymous with golf, it's also home to a leisure centre, rugby and hockey clubs, plus one of Scotland's most famous curling centres at The Green Hotel.





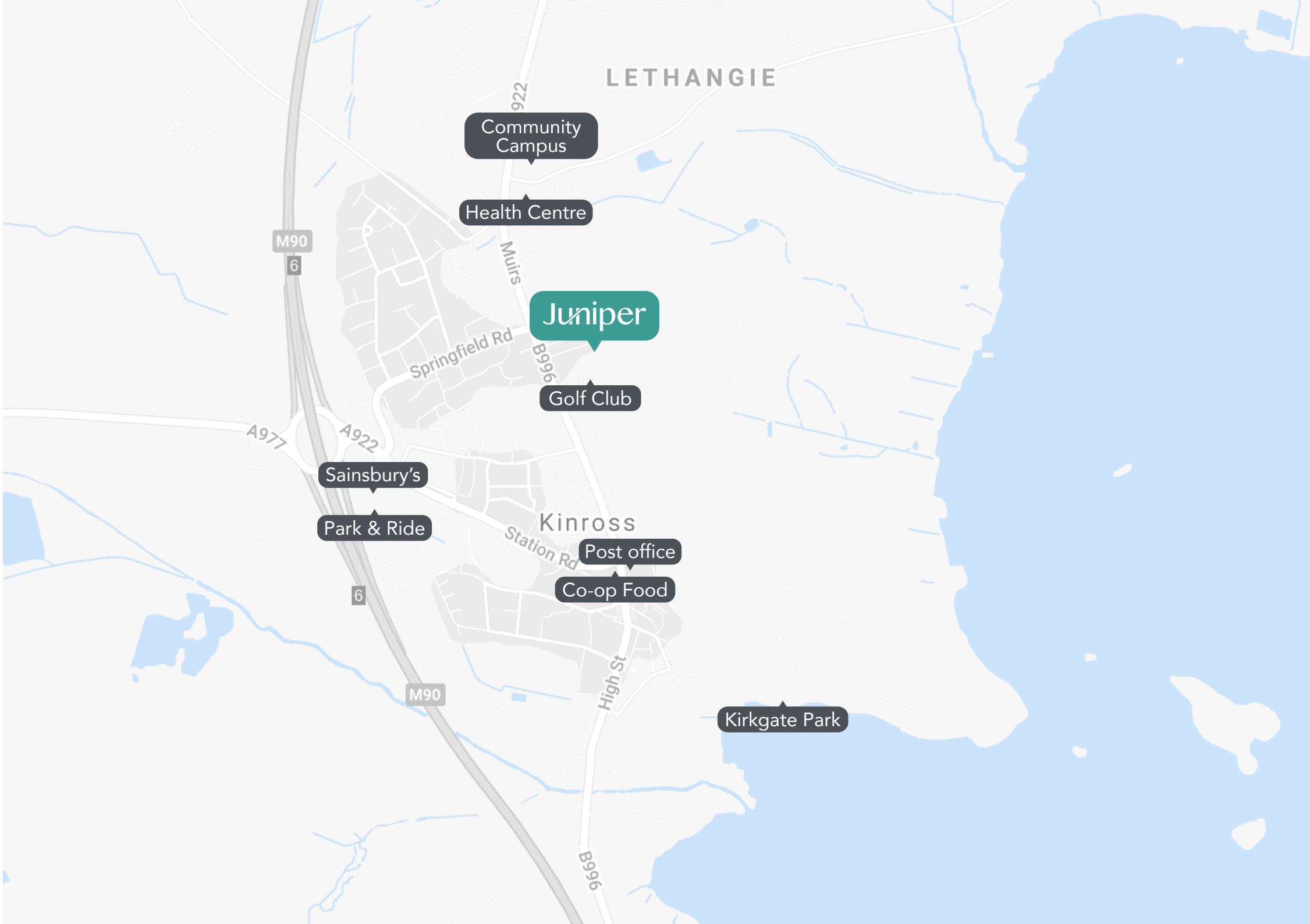
Location

Muirwood Gardens  
The Muirs  
Kinross  
KY13 8AS

Muirwood Gardens is perfectly located for a stroll into town to enjoy the many amenities on offer in Kinross, or alternatively residents can access the local public transport network just outside the development on The Muirs. Kinross itself is easily accessible to the M90 motorway, offering excellent access to many of Scotland’s major cities. Perth and Dunfermline are all less than twenty minutes by car, Stirling and Dundee are around 40 minutes away, while central Glasgow and the heart of Edinburgh can be reached within an hour. Nearer to home, local attractions include miles of beautiful countryside including the popular Lomond Hills Park and, for those seeking adventure, Knockhill Racing Circuit.

Journey times from Muirwood Gardens:

Perth.....	17.9 miles
Stirling.....	24 miles
Edinburgh.....	28 miles
Dundee.....	36.4 miles
Glasgow.....	44.5 miles







Computer Generated Image – A typical street scene at Muirwood Gardens. Image is for representation purposes only



Siteplan

- Alder  
2 bedroom cottage flat
- Aspen  
2 bedroom semi-detached bungalow
- Birch  
2 bedroom cottage flat
- Cedar  
2 bedroom semi-detached bungalow
- Elm  
3 bedroom detached/semi detached
- Juniper  
2 bedroom detached bungalow
- Oak  
2 bedroom end-terraced/mid-terraced villa
- Sycamore  
3 bedroom detached villa

**CUSTOMER NOTICE**  
The development layout is for illustrative purposes only. It does not purport to show the provisions for private and public open landscaping, final road or footpath patterns, surface or boundary treatments, parking provisions, street lighting or the exact position or size of individual plots. These features may, on occasion, change as the development progresses. Please ask the sales advisor for current details prior to reservation.



Computer Generated Image – A typical street scene at Muirwood Gardens. Image is for representation purposes only



## Specification

Muirwood Gardens is thoughtfully specified throughout and has been designed to offer a range of efficiencies. Every property has a bank of solar photovoltaic panels discreetly embedded into its roof, contributing to the low energy costs of these well-insulated new homes. Juniper has also future-proofed each property with ducts for electric vehicle charging points, while incorporating reassuring security solutions like wireless intruder alarms to all homes and video entry systems to cottage flats.

Depending on the build stage, standard specifications can be customised with a choice of kitchen cabinets and worktops wrapping around high-quality integrated appliances, including a fridge freezer and dishwasher. From solid core pass doors to beautiful ceramic tiles and satin chrome ironmongery, everything about a Juniper home is elegant and tactile. At the same time, you'll notice thoughtful and very discreet touches, like raised sockets, comfort-height WCs and LED lighting to wardrobes, plus a range of options is available so you can personalise your chosen plot according to your needs.



Computer Generated Image – A typical interior at Muirwood Gardens

## Full Specification List

### Kitchen

- A choice of stylish kitchen cabinets & worktops\*
- LED under unit lighting
- Bosch 4 zone ceramic hob with stainless steel splashback
- Bosch integrated eye level electric single oven and microwave
- Bosch telescopic cooker hood
- Bosch integrated fridge freezer
- Bosch integrated dishwasher
- Bosch Integrated washer dryer (cottage flats only)
- Single bowl stainless steel sink and drainer
- Chrome single lever mixer tap

### Bathroom /En-suite

- Stylish white sanitaryware
- Spacious easy entry shower enclosure
- Comfort height WC
- Chrome taps and valves
- Mirrored vanity unit to en-suite or main bathroom where no en-suite
- Ceramic floor and wall tiles
- Heated towel rail
- Shaver socket

### Electrical

- Smart Hub 24/7 monitoring and alarm system
- BT Fibre to the Home
- Satin chrome sockets/light switches to kitchen above worktop, white elsewhere
- Backlit light switches to en-suite and master bedroom
- Ample sockets throughout
- Single digital TV point to lounge and master bedroom
- Low energy light bulbs to all lighting points
- Downlights to kitchen, bathroom and en-suites
- Pendant light fittings elsewhere

### Heating

- Electric panel heating

### Decoration/Fixtures & Fittings

- White matt emulsion throughout
- White gloss to woodwork
- Security locks to all windows
- Solid core pass doors
- Satin chrome ironmongery
- UPVc windows
- Bi-fold wardrobes with LED lighting per plans
- Drawer pack to master bedroom wardrobes

### Flooring

- Ceramic floor tiles to bathroom/en-suites
- High quality vinyl floor covering to kitchen
- Twist pile carpets elsewhere

### External

- Wireless alarm system and hard-wired sounder with LED light
- External light (to front and rear/side)
- Ducts installed for future electric vehicle charging point
- Outside tap to rear
- Turf to front gardens, rear gardens rotovated

### Communal

- Residents' Club Lounge
- Visitor guest suite
- Visitor parking
- Development manager

\*A choice of finishes, optional extras and upgrades are available, dependent on build stage – please consult the sales executive for further information.



Alder\*

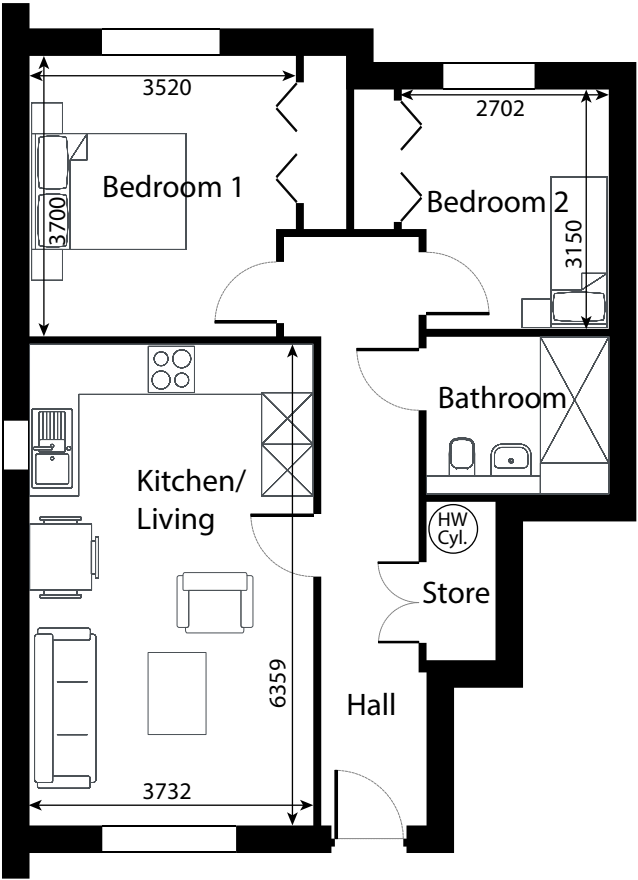
2 bedroom cottage flat  
Plots 7, 10, 11 & 14



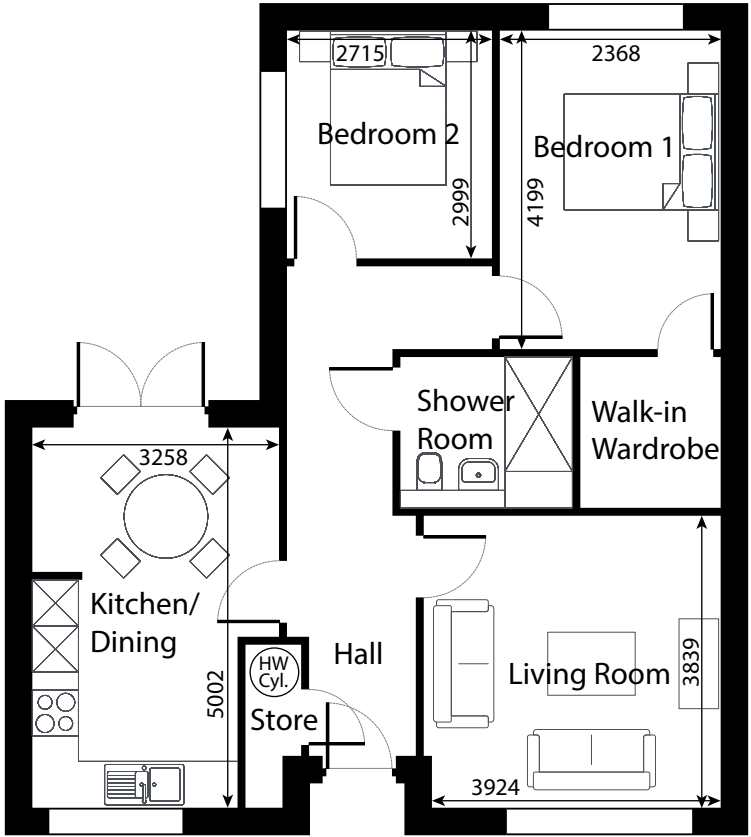
Total floor area      70sqm      753sqft

\*Please note, this property style is only available to purchase under Perth & Kinross Council's Golden Share initiative. Please ask the sales executive for further information and eligibility criteria.

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Ground Floor



Ground Floor

Aspen

2 bedroom semi-detached bungalow  
Plots 25, 26, 27, 28, 29 & 30



Total floor area      75sqm      807sqft

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Birch\*

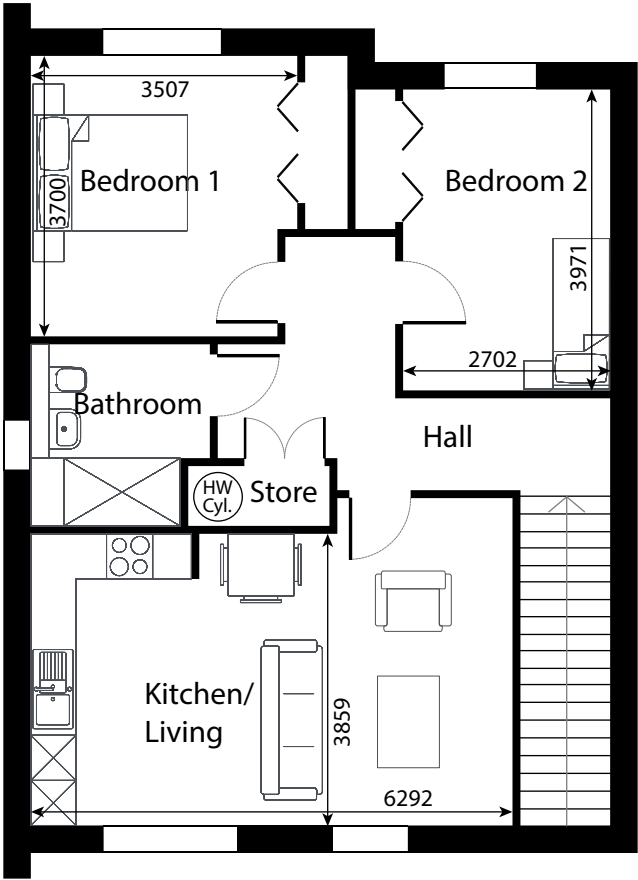
2 bedroom cottage flat  
Plots 8, 9 12 & 13



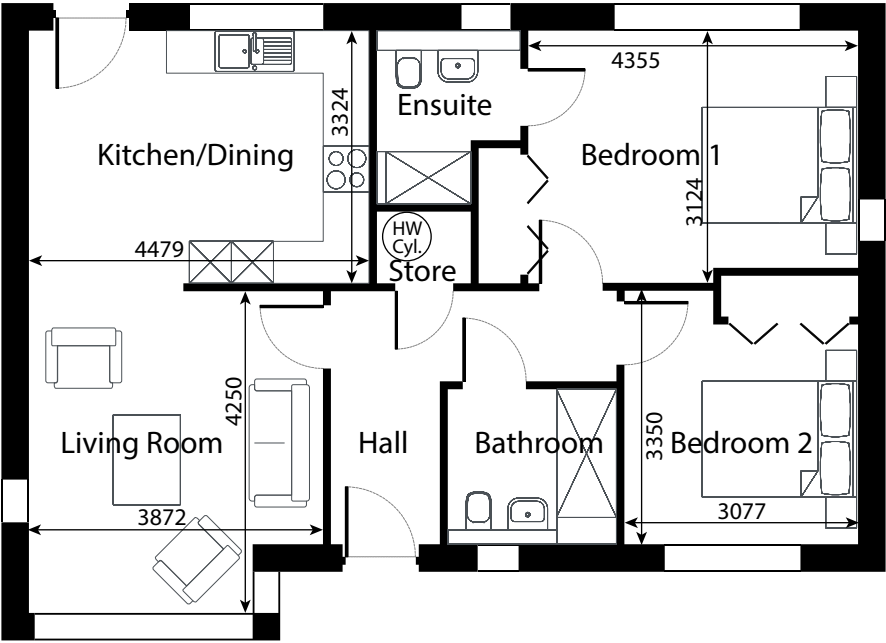
Total floor area      83sqm      893sqft

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First Floor



Ground Floor

Cedar

2 bedroom semi-detached bungalow  
Plots 24, 31 & 32



Total floor area      77sqm      829sqft

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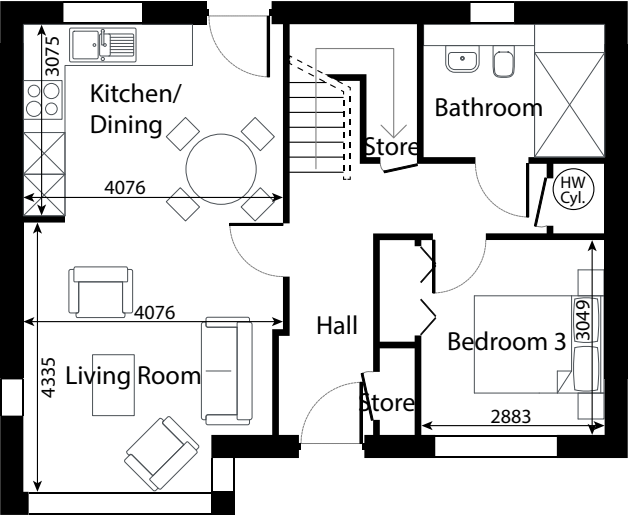
Elm

3 bedroom detached/semi-detached  
Plots 18, 34, 35 – detached  
Plots 23, 38, 39 – semi-detached

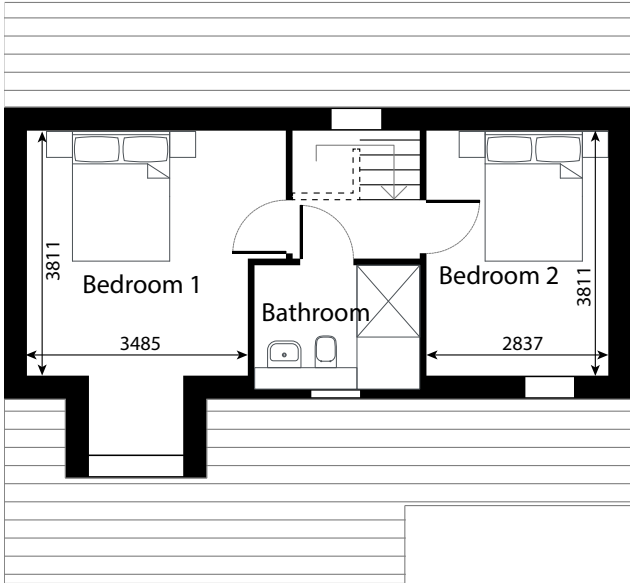


Total floor area      95.5sqm      1028sqft

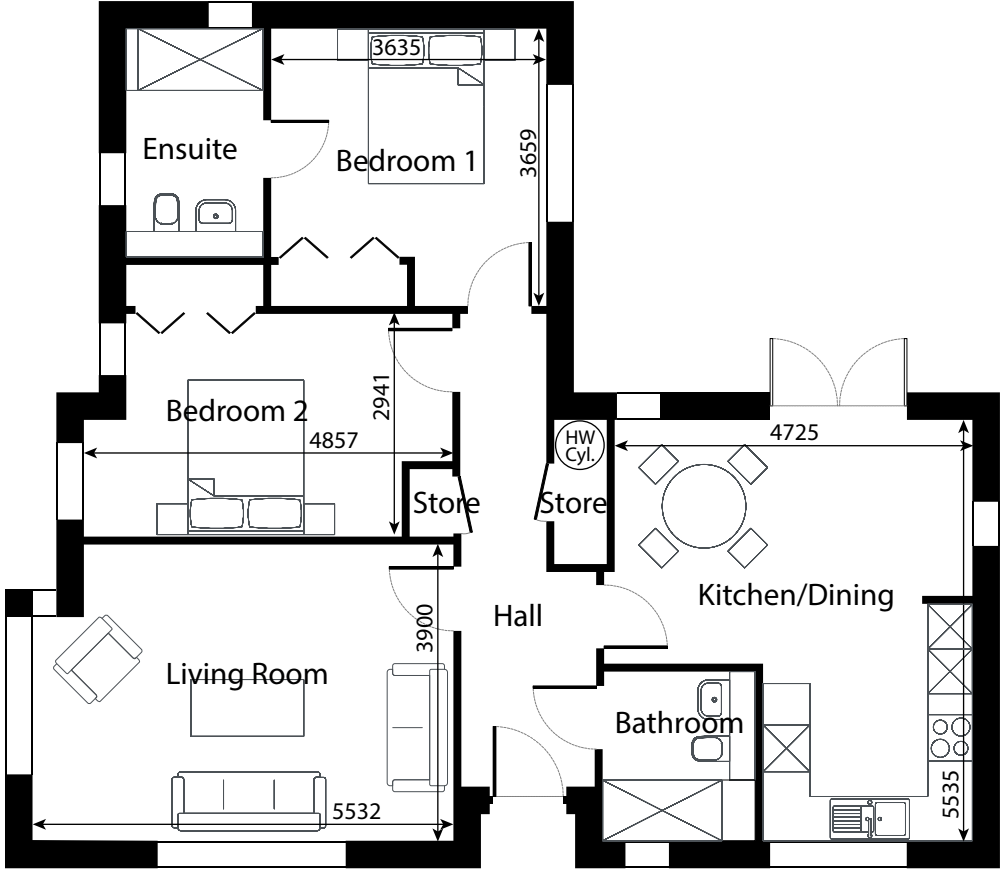
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Ground Floor



First Floor



Ground Floor

Juniper

2 bedroom detached bungalow  
Plots 1, 36, 37, 40 & 41



Total floor area      96sqm      1033sqft

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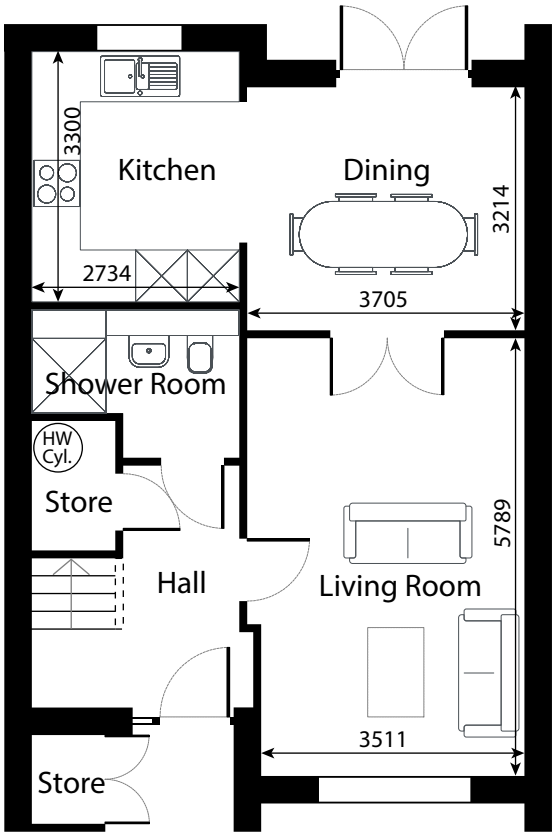
Oak

2 bedroom end-terraced/mid-terraced villa  
Plots 3, 6, 15, 17, 19 & 22 end-terraced  
Plots 4, 5, 16, 20 & 21 mid-terraced

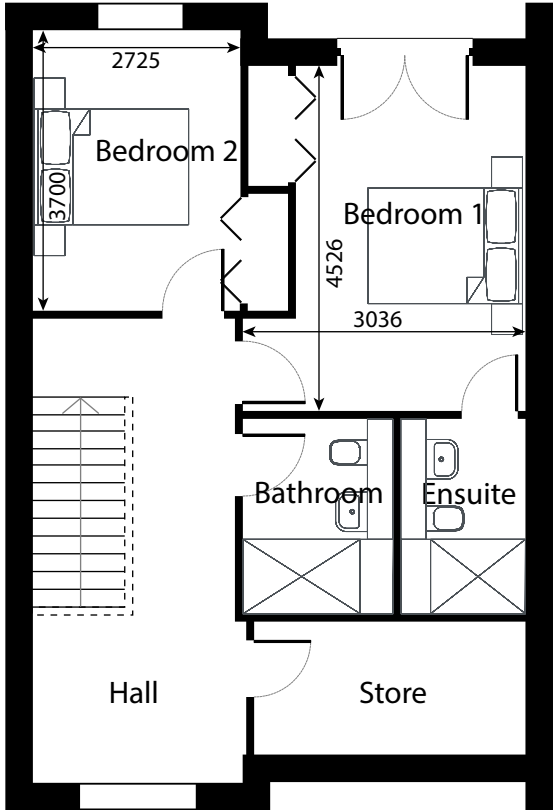


Total floor area      111.9sqm      1204sqft

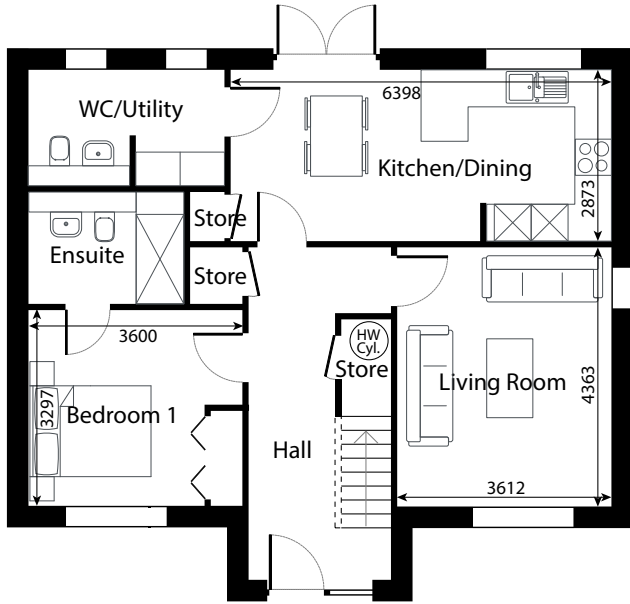
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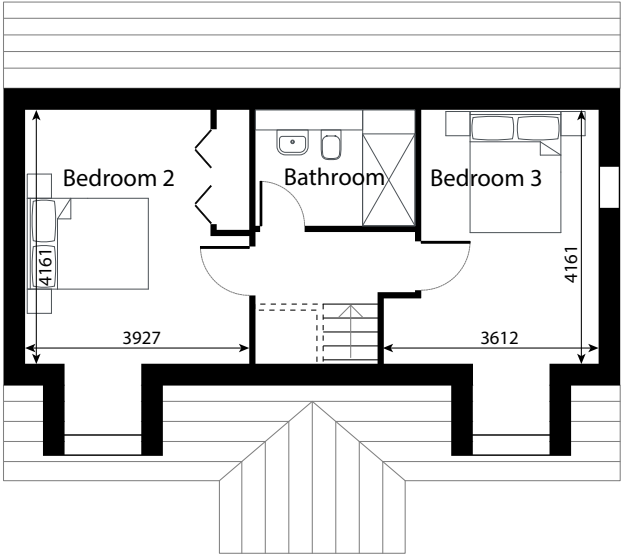
Ground Floor



First Floor



Ground Floor



First Floor

Sycamore

3 bedroom detached villa  
Plots 2 & 33



Total floor area      116.3sqm      1252sqft

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# Peace of Mind

Providing you with peace of mind is central to everything we do, and community spirit is at the heart of every Juniper development. A development manager will help to foster a sense of community among residents of Muirwood Gardens, acting as a single point of contact for the maintenance and management of communal grounds, the Club Lounge and the visitor’s guest suite.

Purchasing your new home should be easy and enjoyable – so an experienced Juniper sales executive will guide you through the buying process and explain how we can assist with the sale of your existing home if you need us to. On moving into a new Juniper property, every homebuyer can also call upon the services of a dedicated Juniper handyman, for assistance with jobs like hanging paintings and constructing self-assembly furniture.

Residents can also enjoy the reassurance provided by a company with over 75 years of experience in creating high-quality new homes across Scotland and, of course, each new home at Muirwood Gardens benefits from a two-year builder’s warranty and a ten-year NHBC Buildmark warranty. These are among the many advantages of buying a new home, alongside low energy costs, brand-new appliances and freedom from having to replace expensive components like windows or roofs.

And, whilst Juniper promotes independent living for the retirement community, added peace of mind is assured by the inclusion of a Smart Hub 24/7 monitoring and alarm system in each property, providing comfort in the event that real time assistance is required in an emergency. This high-tech module is discreet, agile and can be located anywhere in the home, with the ability to add additional functionality as your needs evolve.

We know security is important to you, which why as well as intruder alarm systems as standard to every new home, the entire development at Muirwood Gardens is also certified as Secured by Design, which is the official police security initiative that works to improve the security of buildings and their immediate surroundings. So, whether you’re working from home or away on holiday, your property will be proactively yet unobtrusively protected.



Computer Generated Image – Club Lounge at Muirwood Gardens. Image is for representation purposes only.





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