

54 Acremoar Drive, Kinross



Law Location Life

## 54 | Acremoar Drive | Kinross

Immaculate End Terraced Villa built by Springfield Homes, beautifully presented throughout, with quality fixtures and fittings and situated in a sought after central location, close to all local amenities and schools

The accommodation comprises; Reception Hallway, Sitting Room, Dining Kitchen, WC/Cloakroom, Upper Level Landing, Master Bedroom (En Suite Shower Room), 2 Bedrooms and Family Bathroom.

Externally this property benefits from a fully enclosed garden to the rear and mono block driveway to the front.

Viewing is highly recommended and strictly by appointment only.







Accommodation

Reception Hallway

Entry is from the side into the spacious and bright reception hallway. There is carpeted flooring, doors providing access to the sitting room, dining, kitchen, wc/cloakroom, under stair storage cupboard and carpeted staircase to the upper level.

Sitting Room

A large reception room with feature picture window to the front and carpeted flooring.

Dining Kitchen

The dining kitchen has contemporary kitchen units at base and wall levels, worktops and complimentary splash back tiling, stainless steel 1 1/2 bowl sink and drainer and vinyl flooring. Fitted appliances include 'Smeg' Oven, microwave, dishwasher, gas hob and extractor fan, with other integrated appliances including fridge/freezer and washing machine. There is ample space for dining furniture and French doors with glazed side panels to the rear into the enclosed garden.

WC/Cloakroom

A large wc/cloakroom with tiled flooring and part tiled walls comprising; fitted wash hand basin with storage, fitted wc with storage and chrome towel radiator.

Upper Level

The upper level landing is carpeted with doors to 3 bedrooms, family bathroom, storage cupboard and hatch to the attic space.

Master Bedroom

The master bedroom has carpeted flooring, fitted wardrobe with sliding mirrored doors, window to the rear and door to the en suite shower room.

En Suite Shower Room

The en suite shower room has tiled flooring and part tiled walls and comprises; fitted wash hand basin and wc with storage, shower cabinet and window to the side.

Bedroom 2

A good sized bedroom with carpeted flooring, fitted wardrobes with sliding mirrored doors and window to the front.

Bedroom 3

A third bedroom with carpeted flooring and window to the front.

Family Bathroom

The family bathroom has tiled flooring and part tiled walls and comprises; fitted wash hand basin and wc with storage, bath with shower over, chrome towel radiator and window to the side.

Garden

The rear garden is fully enclosed and laid to lawn with a small patio area.

Driveway

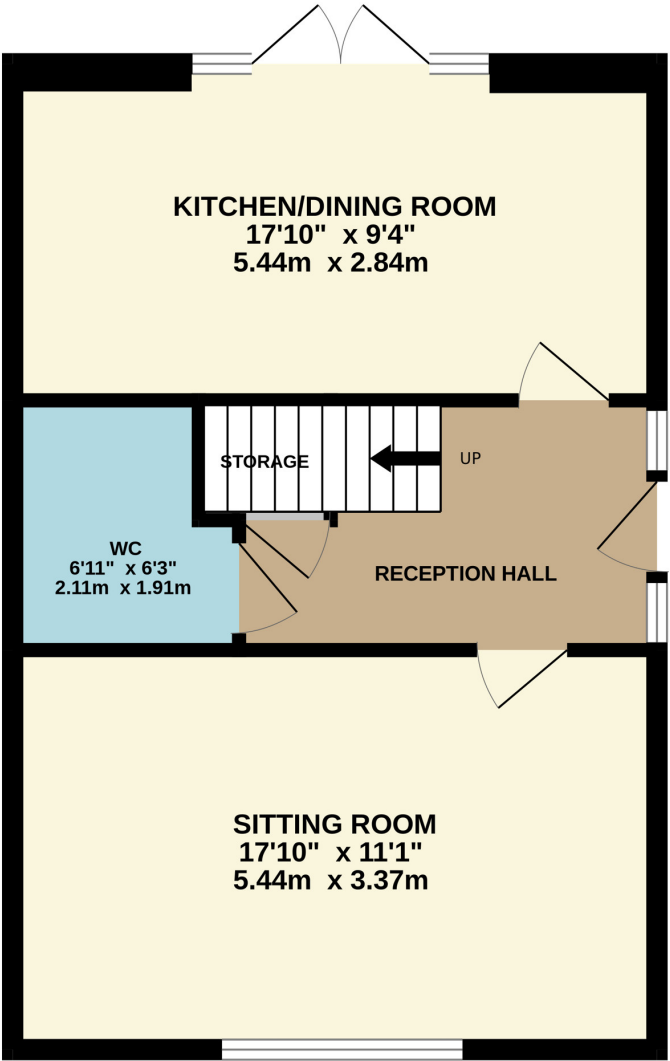
The property has a mono block driveway which can accommodate 2 vehicles to the front.

Heating

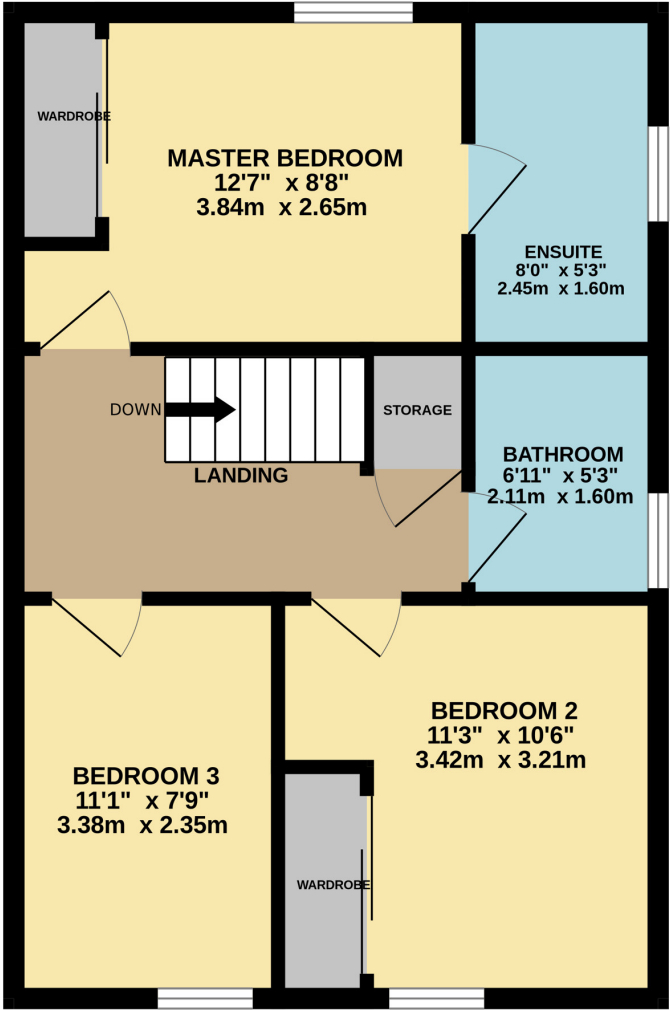
Hybrid boiler and air source heat pump system. (See Home Report for further details).



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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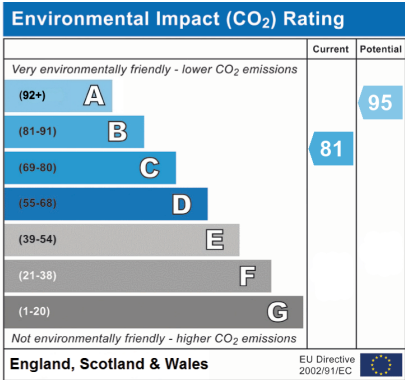
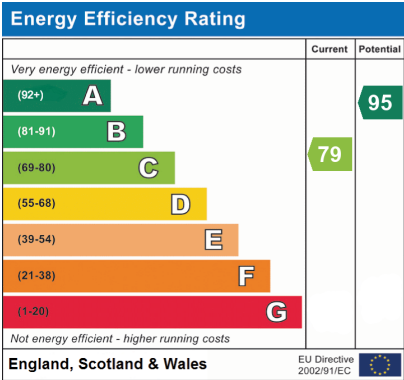
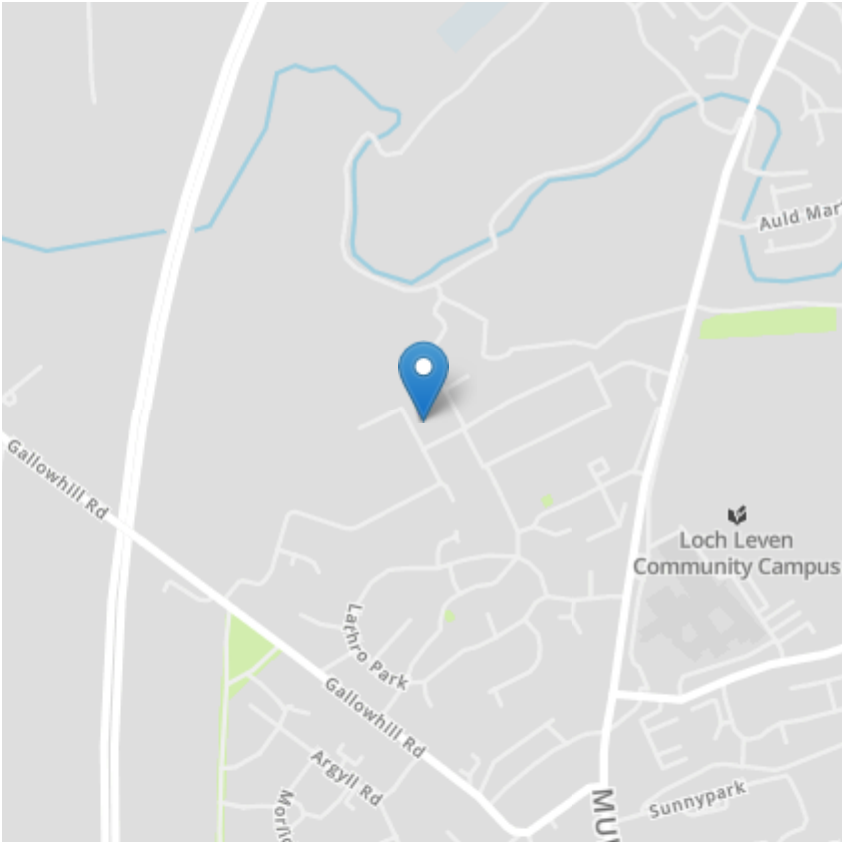




# ACREMOAR DRIVE, KINROSS

## - 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.



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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

