

7 Acremoar Drive, Kinross



Law Location Life

7 | Acremoar Drive | Kinross

Beautifully Presented 3-Bedroom Detached Villa, built by Persimmon Homes, and occupying a prime plot with lovely views towards Bishop Hill.

Located within easy reach of local amenities, excellent schooling, and major transport links, this is an ideal home for families or professionals seeking comfort, convenience, and countryside views in one of Kinross's most popular residential areas.

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

Additionally, the property further benefits from an integral garage, driveway, neat front garden and enclosed rear garden enjoying a sunny West-facing aspect, perfect for family living and outdoor dining.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the reception hallway. There is laminate flooring, carpeted staircase to the upper level and doors providing access to the sitting/dining room and wc/cloakroom.

Sitting/Dining Room

The sitting/dining room has carpeted flooring, window to the rear overlooking the garden, fitted storage cupboard and door providing access into the breakfasting kitchen.

Breakfasting Kitchen

The contemporary kitchen has storage units at base and wall levels, worktops and stainless steel 1 1/2 bowl sink and drainer. Fitted appliances include oven, gas hob, extractor fan, fridge/freezer, washing machine and integrated dishwasher. There is laminate flooring, a window to the rear and door providing access into the rear garden.

WC/Cloakroom

The wc/cloakroom has laminate flooring and comprises; wc, pedestal wash hand basin and window to the front.

Upper Level Landing

A carpeted landing provides access to 3 bedrooms, family bathroom, storage cupboard and hatch to the attic space.

Master Bedroom

The master bedroom has fitted wardrobes, window to the front, carpeted flooring and doors to a storage cupboard and en suite shower room.

En Suite Shower Room

The en suite shower room has laminate flooring and comprises; walk in shower, wc, pedestal wash hand basin, chrome towel radiator and window to the front.

Bedroom 2

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

Bedroom 3

A third bedroom with fitted wardrobes, carpeted flooring and window to the rear.

Family Bathroom

The family bathroom has laminate flooring and comprises; bath, pedestal wash hand basin, wc and window to the side.

Gardens

The property has an enclosed West facing rear garden, laid to lawn with patio area. The front garden has a lawn area.

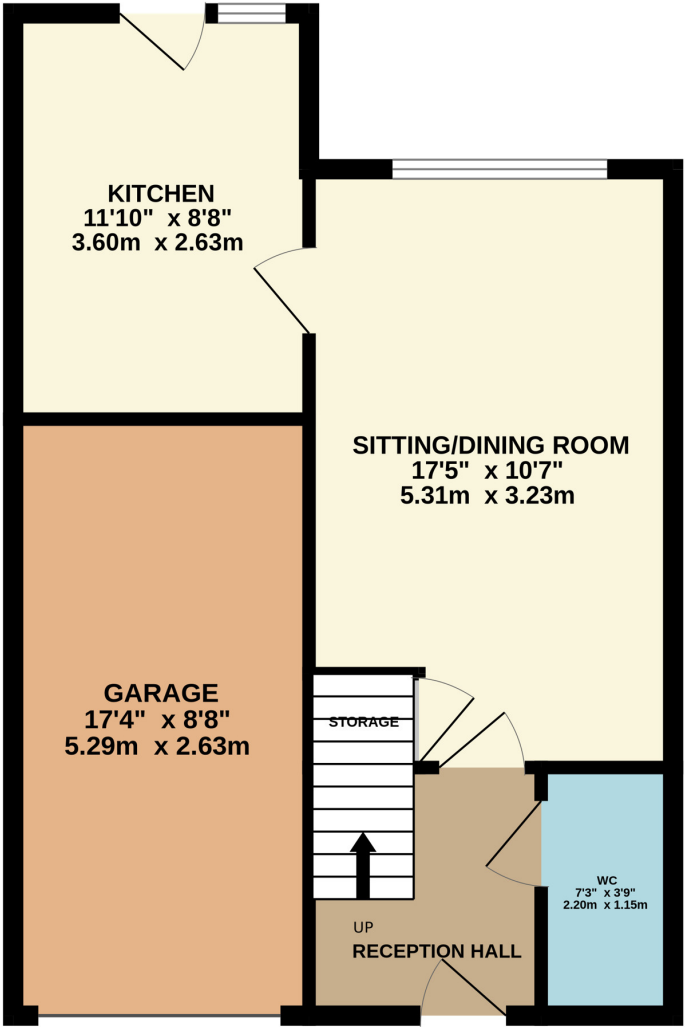
Garage & Driveway

The integral garage has an up and over door to the front, power and light. There is a driveway to the front of the property which can accommodate 2 vehicles.

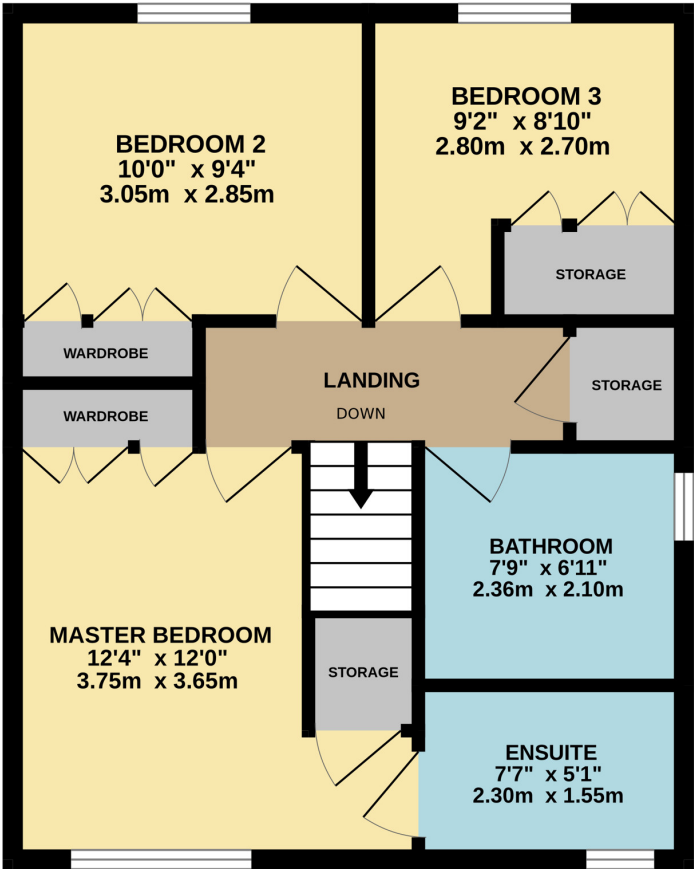
Heating

Gas central heating.

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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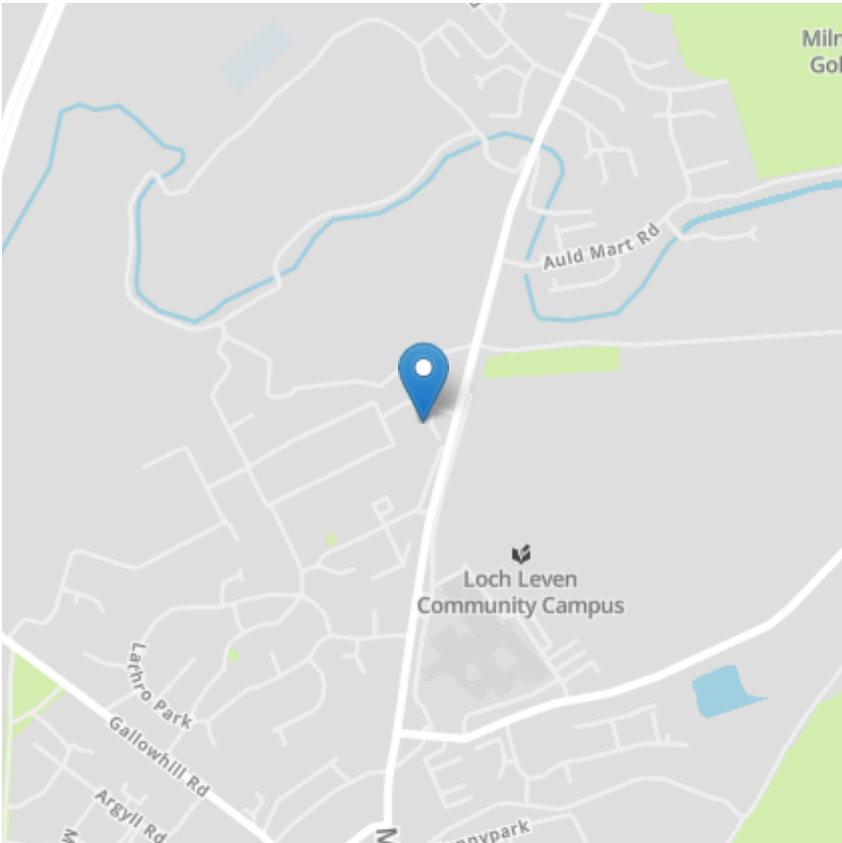




ACREMOAR DRIVE, KINROSS

- 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			
(81-91) B			
(69-80) C		78	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			Current	Potential
Very environmentally friendly - lower CO ₂ emissions				
(92+)	A			
(81-91)	B			
(69-80)	C		82	84
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not environmentally friendly - higher CO ₂ emissions				
England, Scotland & Wales			EU Directive 2002/91/EC	