

50c Acremoar Drive , Kinross



Law Location Life

50c | Acremoar Drive | Kinross

Contemporary 2 Bedroom Mid Terrace Villa, built by Springfield Homes and offering open plan living with quality fixtures and fittings throughout.

Beautifully presented, the property offers spacious accommodation and is situated close to amenities and within a short walking distance of Kinross High School and the Kinross Park and Ride facility.

The property comprises; Entrance Hallway, Sitting/Dining Room, Kitchen, Cloakroom/W.C, 2 Double Bedrooms (Master En-Suite) and Family Bathroom.

Externally the property further benefits from a fully enclosed rear garden with raised sun deck and mono-block driveway with two parking spaces to the front.

Viewing is strictly by appointment only.





Accommodation

Reception Hallway

Entry to the property is from the front into a bright and spacious reception hallway. There are doors providing access into the sitting/dining room, kitchen, w.c/cloakroom and storage cupboard. A staircase with a window to the front provides access to the upper level.

Sitting/Dining Room

A large reception room with window to the rear and French doors into the garden. There is open plan access into the kitchen and ample space for dining furniture.

Kitchen

The contemporary kitchen has a good range of base and wall units with complimentary worktops. Appliances/Fittings include stainless steel 1 1/2 bowl sink and drainer, integrated 'Smeg' dishwasher, oven, microwave, gas hob, stainless steel extractor fan, washing machine and fridge/freezer. There is a window to the front, downlighting and a door into the hallway.

W.C/Cloakroom

The ground floor w.c/cloakroom has contemporary tiling, large wall mirror, w.c, wall hung wash hand basin and chrome towel radiator.

Upper Level

The attractive staircase provides access to a landing on the upper level. There are doors to two bedrooms, family bathroom, storage cupboard and hatch to the attic space.

Master Bedroom

A double bedroom with a window to the rear, fitted wardrobe with sliding mirrored doors and door into the en-suite shower room.

En-Suite Shower Room

The en-suite comprises; built in w.c and wash hand basin with storage, shower cubicle, attractive tiling, and chrome towel radiator. Additionally, there is a frosted window to the rear and large wall mirror.

Bedroom 2

A further double bedroom with a window to the front and a fitted wardrobe.

Family Bathroom

A good sized family bathroom with built in w.c and hand basin with storage, bath with shower over, attractive tiling, large wall mirror and chrome towel radiator.

Gardens

The enclosed garden to the rear is contemporary styled with raised sun deck, perfect for al fresco dining and outside entertaining , lawn area and patio.

Driveway

The mono-block driveway to the front provides parking for two vehicles.

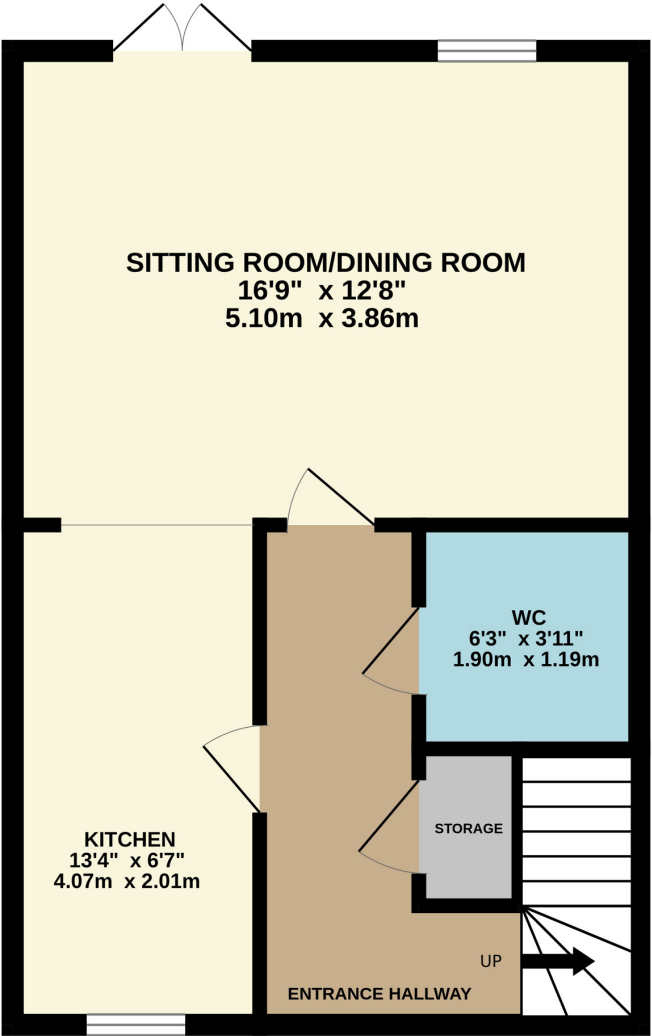
Heating

The property benefits from gas central heating with an eco friendly air source heat pump.

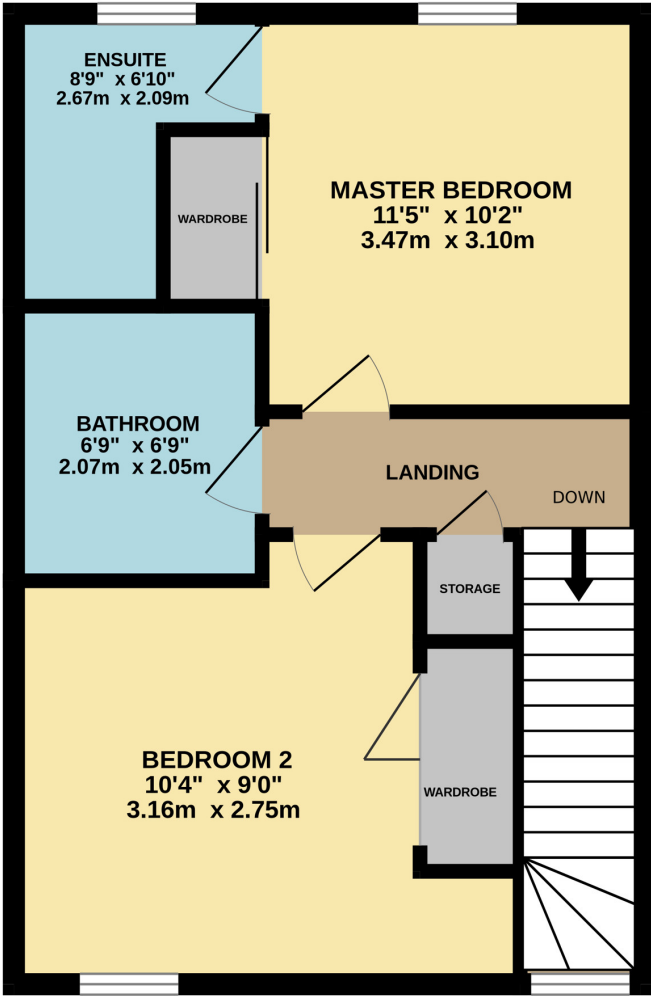
Extras

All integrated appliances, floor coverings and window blinds are included in the sale price.

GROUND FLOOR



1ST FLOOR



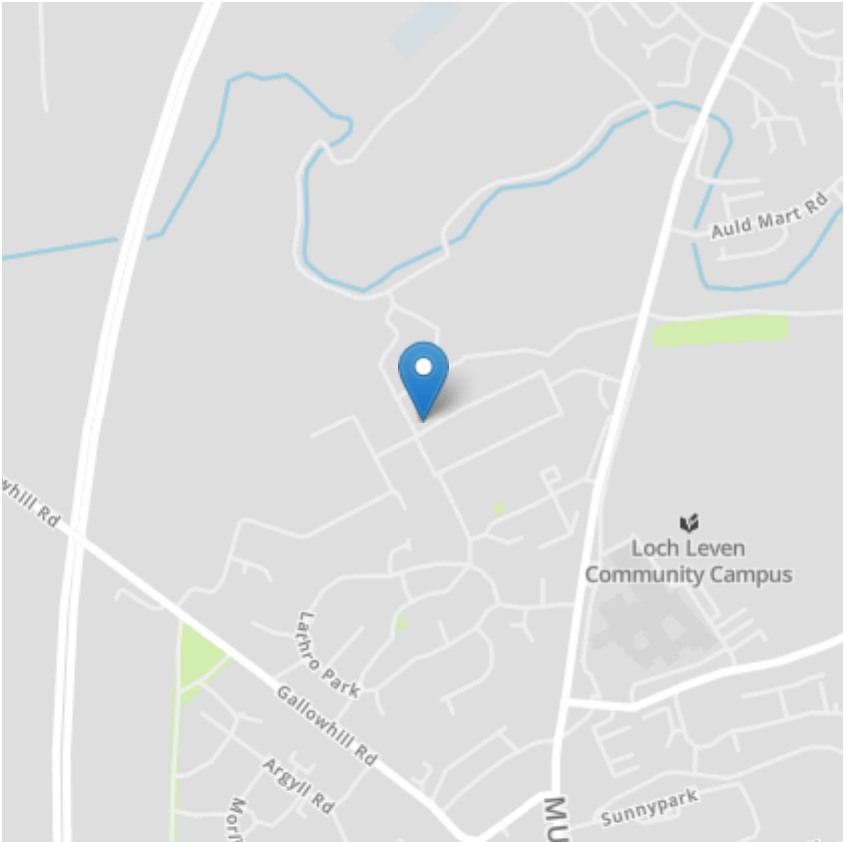




ACREMOAR DRIVE , KINROSS

- A BETTER PLACE TO LIVE

Milnathort is a convenient country village becoming increasingly attractive to commuters as it is close to the major centres yet lies in a pleasant rural environment. Kinross-shire frequently comes near the top of 'Best Places to Live' surveys. It has long been a popular location given its central position in relation to the major Cities and Towns of east and central Scotland. Edinburgh, Perth, Dundee and Stirling are all very commutable and even Glasgow is only around an hour or so by car. There is a 'Park and Ride' service from Kinross to Edinburgh and good bus links to the other major towns and cities. Kinross-shire has, however, much more to offer. The primary schools throughout the area are all extremely highly rated. Kinross High School is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools, including Dollar Academy, are within easy travelling distance. The area is renowned for its country walks and the Loch Leven Heritage Trail has been an excellent initiative popular with walkers and cyclists alike. There are facilities for golf, tennis, fishing, swimming, squash, gliding, curling, cricket, rugby and other fitness and aerobic sports. Add to the mix a wide range of clubs and organisations and it quickly becomes clear why Kinross-Shire is a popular location for the young and not so young alike.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	80
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	93	95
(81-91) B		
(69-80) C		
(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		

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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

