

68 Acremoar Drive, Kinross



Law Location Life

68 | Acremoar Drive | Kinross

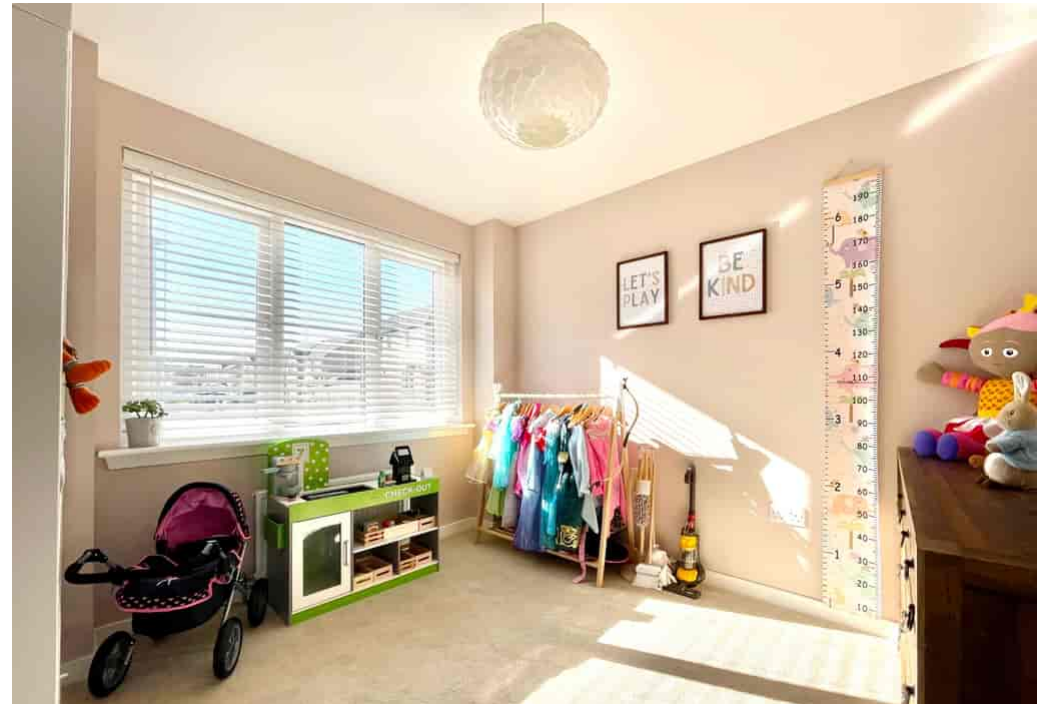
Beautifully presented Detached Villa situated in a sought after central location, close to amenities and a short walk to Kinross High School & the Kinross Park & Ride facility.

The accommodation comprises; Reception Hallway, Sitting Room, Dining Kitchen, Dining Room/Bedroom 5, WC Room, 4 Further Double Bedrooms (Master En Suite) and Family Bathroom.

The property further benefits from good sized rear gardens with countryside views, integral garage and driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the bright and welcoming reception hallway. There are doors to the sitting room, dining kitchen, dining room/bedroom 5, wc room and staircase providing access to the upper level.

Sitting Room

The sitting room has French doors with adjoining windows to the rear, providing direct access into the garden.

Dining Kitchen

The contemporary kitchen has storage units at base and wall levels, with worktops and complementary splash back tiling and stainless steel 1 1/2 bowl sink and drainer. Fitted appliances include oven, gas hob, extractor fan and integrated dishwasher. There are spaces and plumbing for other appliances and ample room for a dining table. Additionally there is a storage cupboard and window to the rear, overlooking the garden and door to the side.

Dining Room/Bedroom 5

Currently utilised as a playroom, this room could be used as a reception room or 5th bedroom. There is a window to the front.

WC Room

The wc room has attractive tiling and comprises; Pedestal wash hand basin and wc.

Upper Level

The upper landing provides access to 4 double bedrooms and family bathroom. There is a hatch to the attic space which is floored with Ramsay ladder, power and light.

Master Bedroom

A large master bedroom with window to the front and built in double wardrobe with sliding doors. There is a door to the en suite shower room.

En Suite Shower Room

The en suite shower room has attractive tiling and comprises; Walk in shower, pedestal wash hand basin and wc. There is a large fitted mirror, window to the front and storage cupboard.

Bedroom 2

A double bedroom with window to the rear and fitted double wardrobe with sliding doors.

Bedroom 3

A further double bedroom with window to the rear.

Bedroom 4

A fourth double bedroom with window to the rear.

Family Bathroom

The family bathroom has attractive tiling and comprises; Bath with shower over, pedestal wash hand basin and wc. There is a window to the side and large fitted mirror.

Gardens

The property benefits from a good sized rear garden with countryside views. Predominantly laid to lawn, there is also a large patio area and raised decking.

Garage

There is an integral single garage with up and over door, power and light.

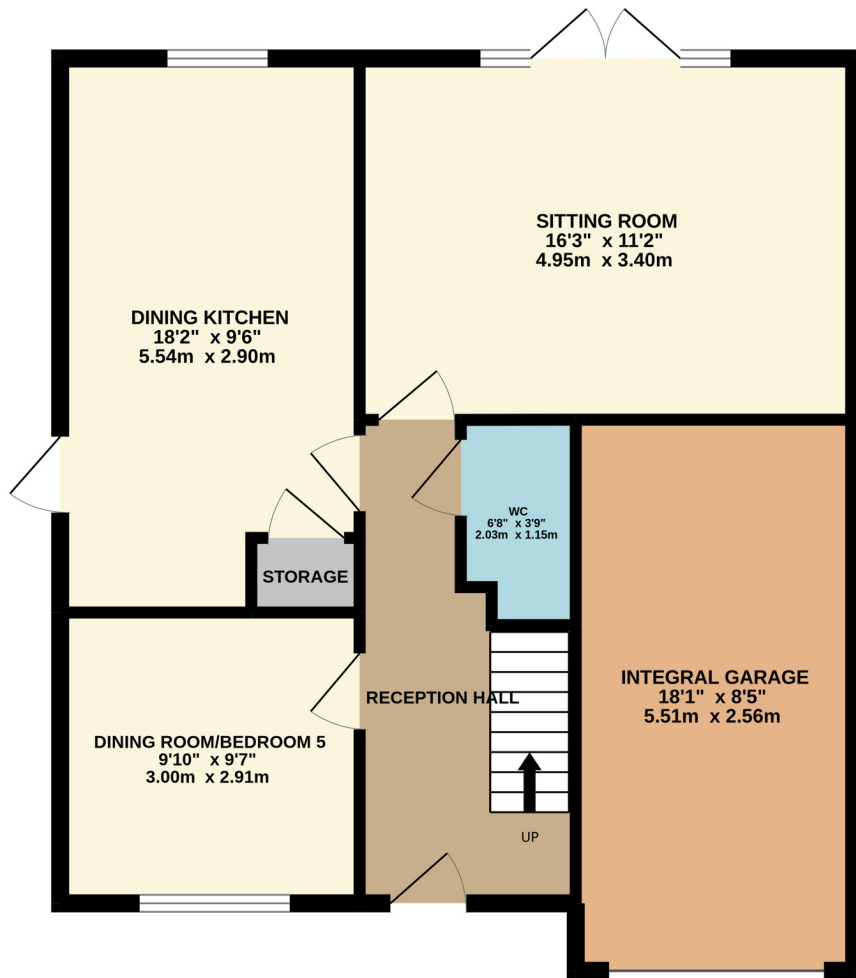
Driveway

A monobloc driveway to the front provides parking for three vehicles.

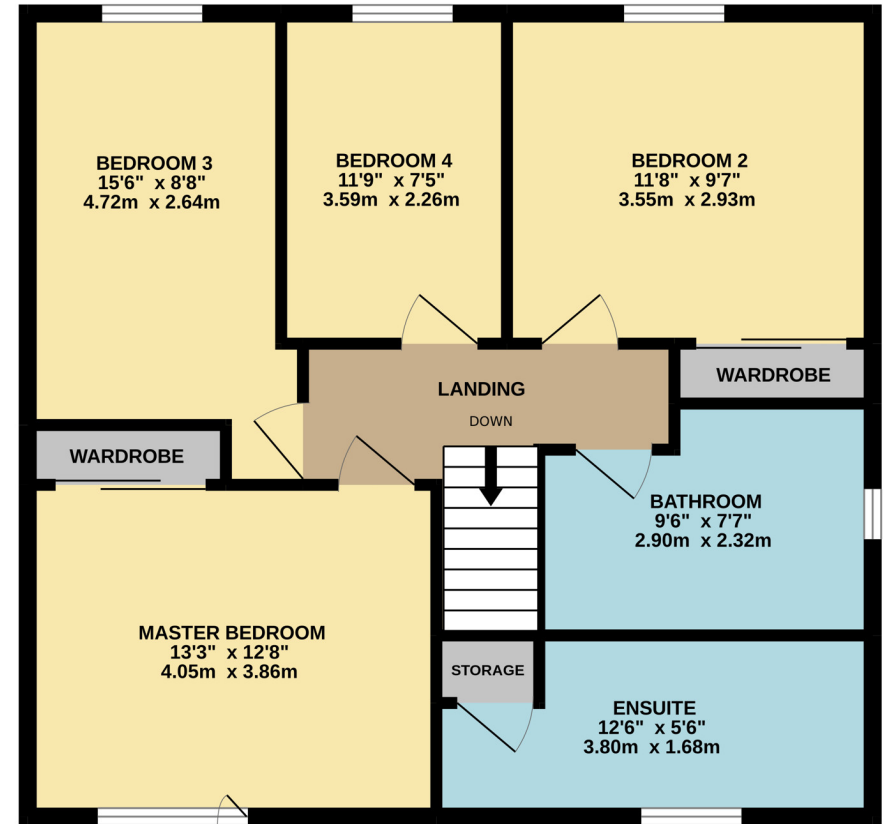
Heating

Gas central heating with radiators throughout.

GROUND FLOOR

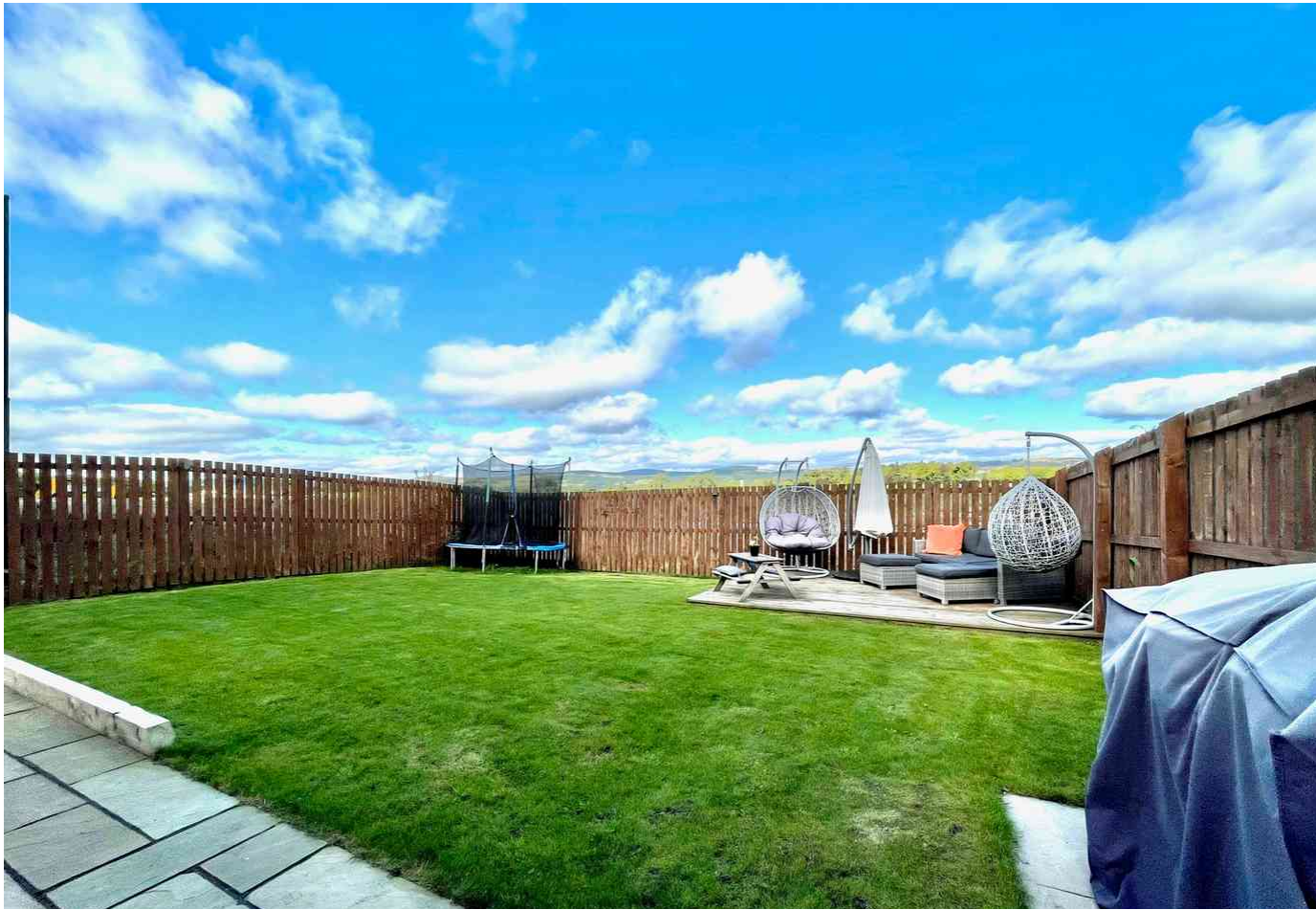


1ST FLOOR



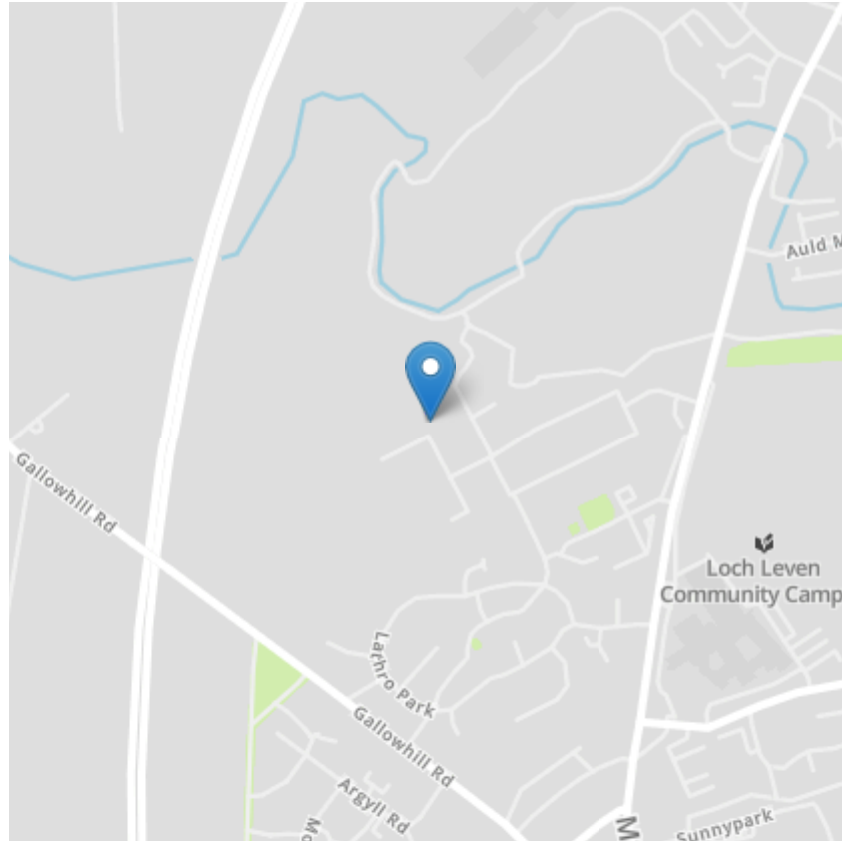
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
 Made with Metropix ©2022





ACREMOAR DRIVE, KINROSS - A BETTER PLACE TO LIVE

The town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. There is a 'Park and Ride' service to Edinburgh and bus links to the 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. Add to the mix a wide range of sports clubs and other organisations and it quickly becomes clear why this is a popular location for the young and not so young alike.



Andersons LLP
40 High Street
Kinross
KY13 8AN

LP-2, Kinross

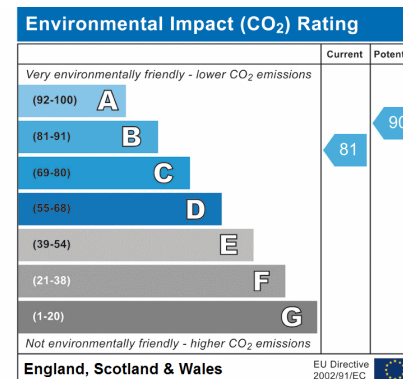
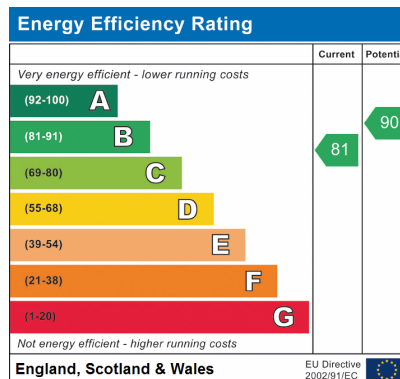
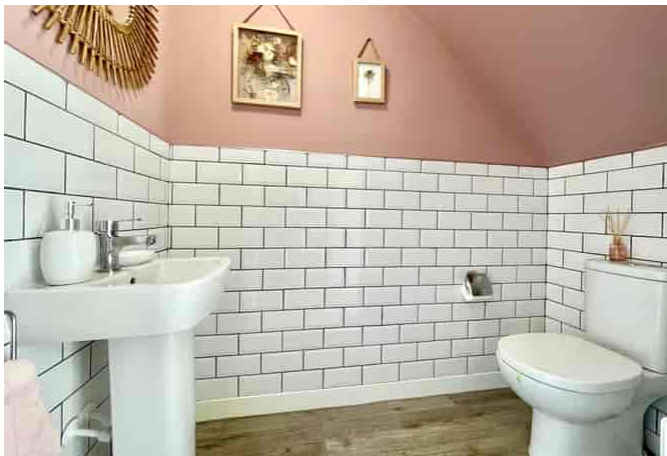
T: 01577 862405
F: 01577 862829
E: property@andersons-kinross.co.uk
www.andersons-kinross.co.uk

Partners

John Wellburn LL.B DIP L.P N.P
Lorna E. Miller LL.B DIP L.P N.P

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

