

# 52 Acremoar Drive, Kinross



Law Location Life

# 52 | Acremoar Drive | Kinross

Luxury Executive Detached Villa offering spacious and flexible open plan family living, with quality fixtures and fittings throughout and situated in a sought after, central location close to schools and local amenities.

The accommodation comprises; Reception Hallway, Sitting Room, Family Room/Bedroom 5, Open Plan Breakfasting Kitchen/Dining Room, Utility Room, WC Room, Master Bedroom (En Suite Shower Room and Dressing Room), 3 further Double Bedrooms and Family Bathroom.

The property further benefits from attractive landscaped front and rear gardens, driveway, and gas central heating with an eco friendly Air Source Pump.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Reception Hallway

The property is accessed from the front into the reception hallway. There is Antico flooring, a door to the sitting room and family room/bedroom 5 and carpeted staircase to the upper level.

### Sitting Room

A good sized reception room which is open plan to the kitchen and dining room. There is a window to the front, Antico flooring and door to a large storage cupboard.

### Kitchen

A modern and contemporary kitchen with storage units at base and wall levels, complimentary worktops and breakfast bar with seating for two. Fitted appliances include oven and microwave, gas hob and extractor fan, dishwasher and fridge freezer. There is a stainless steel 1 1/2 sink bowl and drainer and a window to the rear and Antico flooring.

### Dining Room

The dining room is open plan to the kitchen and sitting room and can easily accommodate dining furniture. There are French doors to the rear onto the sun deck and Antico flooring.

### Utility Room

The utility room has storage units, worktop and stainless steel sink and drainer. There are spaces and plumbing for appliances, Antico flooring and a window to the rear. A door to the side provides access into the garden and there is a door to the w.c room.

### W.C Room

The w.c room has attractive tiling and comprises; wall hung wash hand basin, w.c and chrome towel radiator. There is a window to the side and Antico flooring.

### Family Room/Bedroom 5

Accessed from the reception hallway this is a versatile room, currently utilised as an additional reception room. There is attractive herringbone engineered wood flooring, window to the front and sliding door to a large walk in storage cupboard.

### Upper Level

The carpeted upper landing provides access to 4 bedrooms, family bathroom and storage cupboard. There is a hatch to the attic space.

### Master Bedroom

The master bedroom has carpeted flooring and a feature Juliet balcony to the front. There are

also doors providing access to the dressing room and en suite shower room.

### Dressing Room

The dressing room has a window to the front, carpeted flooring and fitted rails and shelving.

### En Suite Shower Room

The fully tiled shower room comprises; Built in w.c and wash hand basin with storage, large mirror, shower and chrome towel radiator. There is a window to the side.

### Bedroom 2

A double bedroom with window to the front, carpeted flooring and large built in wardrobe.

### Bedroom 3

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

### Bedroom 4

A further double bedroom with window to the rear, carpeted flooring and built in wardrobe.

### Family Bathroom

The family bathroom has contemporary tiling and comprises; Built in wash hand basin and w.c with storage, large mirror, bath with shower over and chrome towel radiator. There is a window to the side.

### Gardens

The property benefits from a fantastic professionally landscaped rear garden. There is a porcelain tiled patio, curved sun deck, raised planters with shrubs and plants and lawn area. A feature of the garden is the bespoke gazebo with bar and seating areas and adjoining timber shed. The garden to the front has a small lawn area with raised planters and bespoke seating.

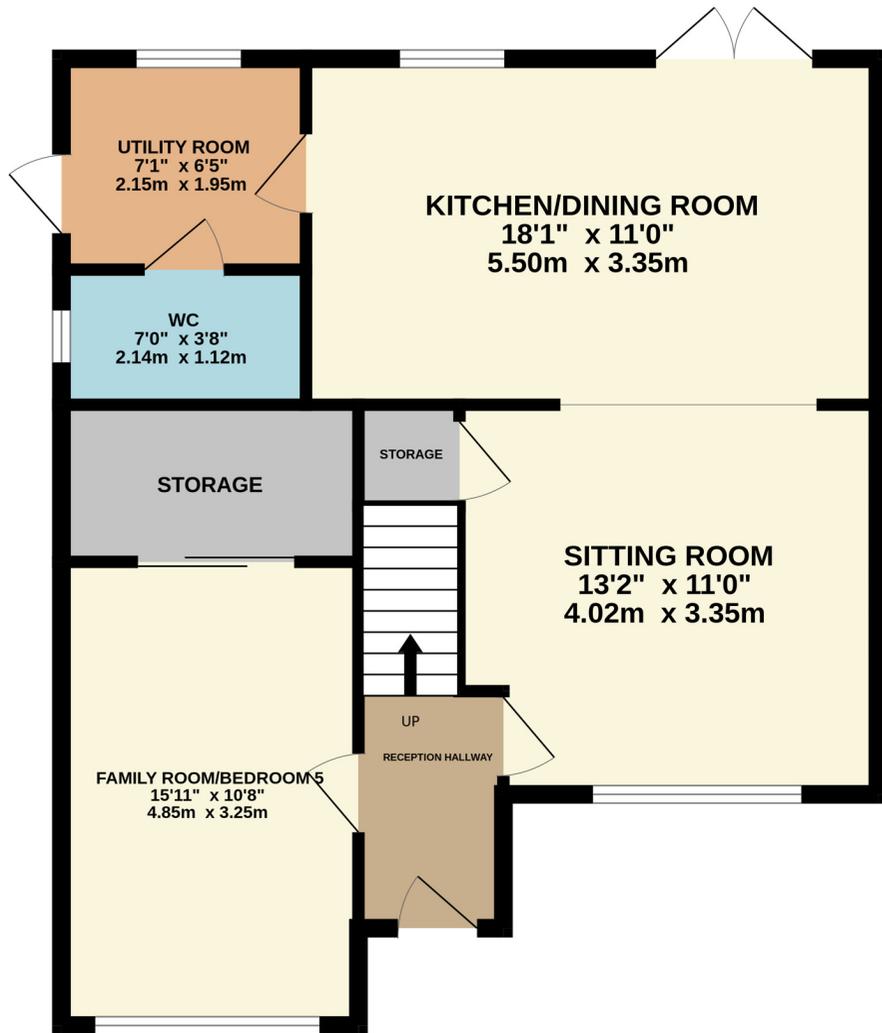
### Driveway

The monobloc driveway has space for two vehicles.

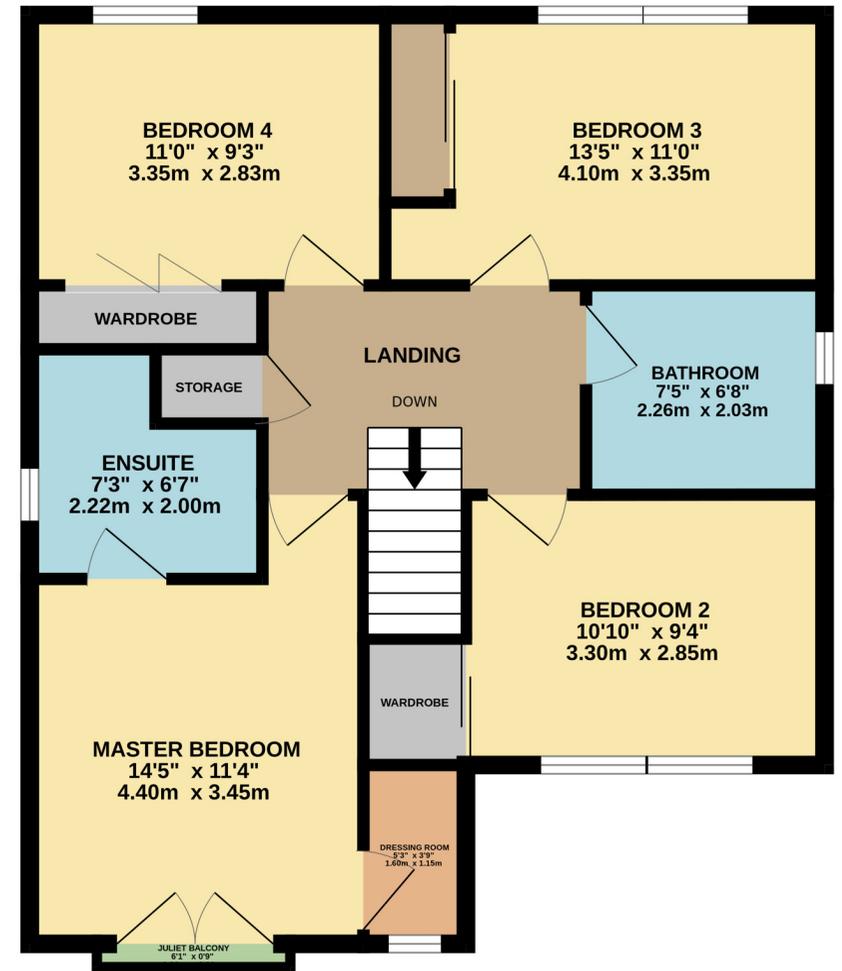
### Heating

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

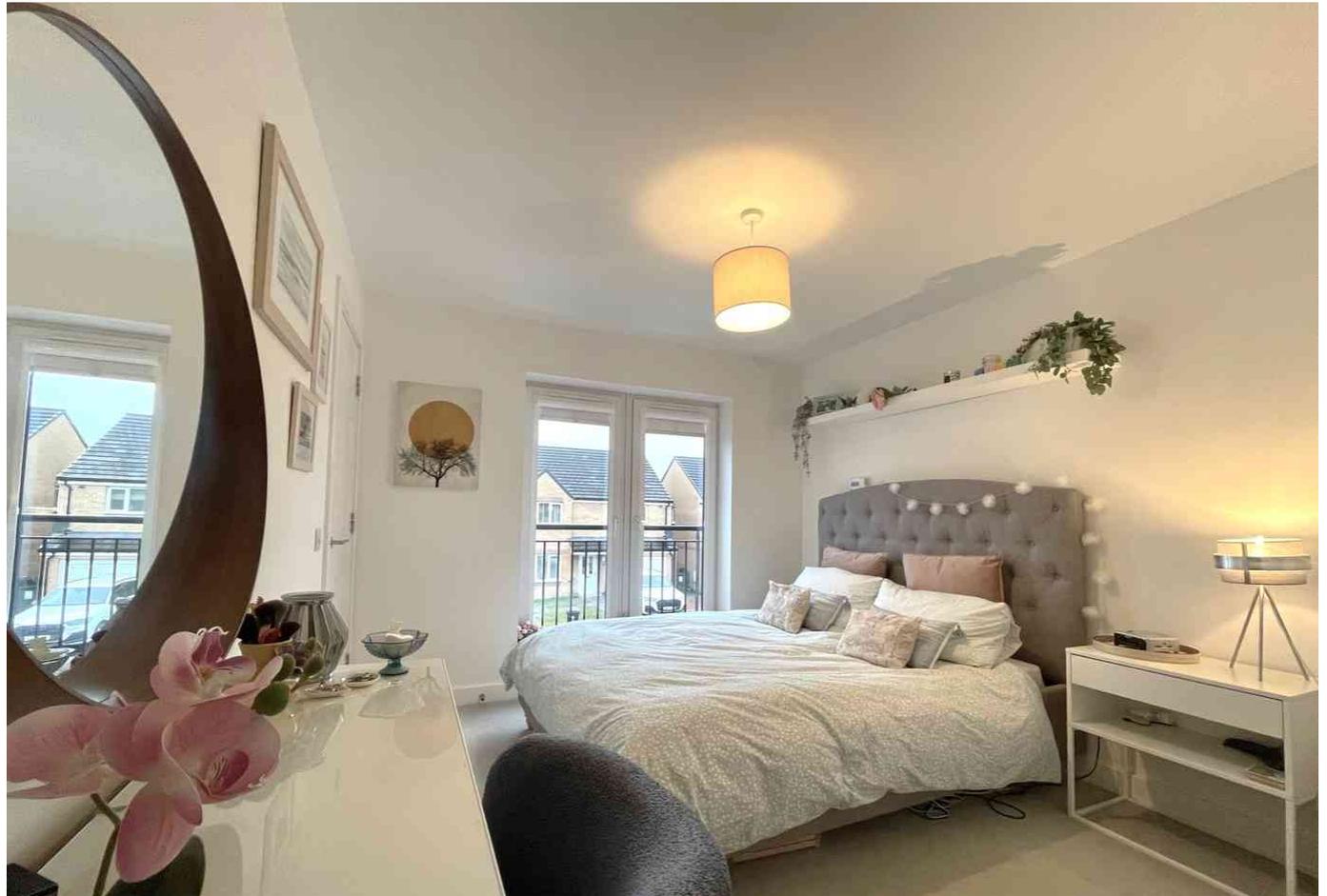
GROUND FLOOR

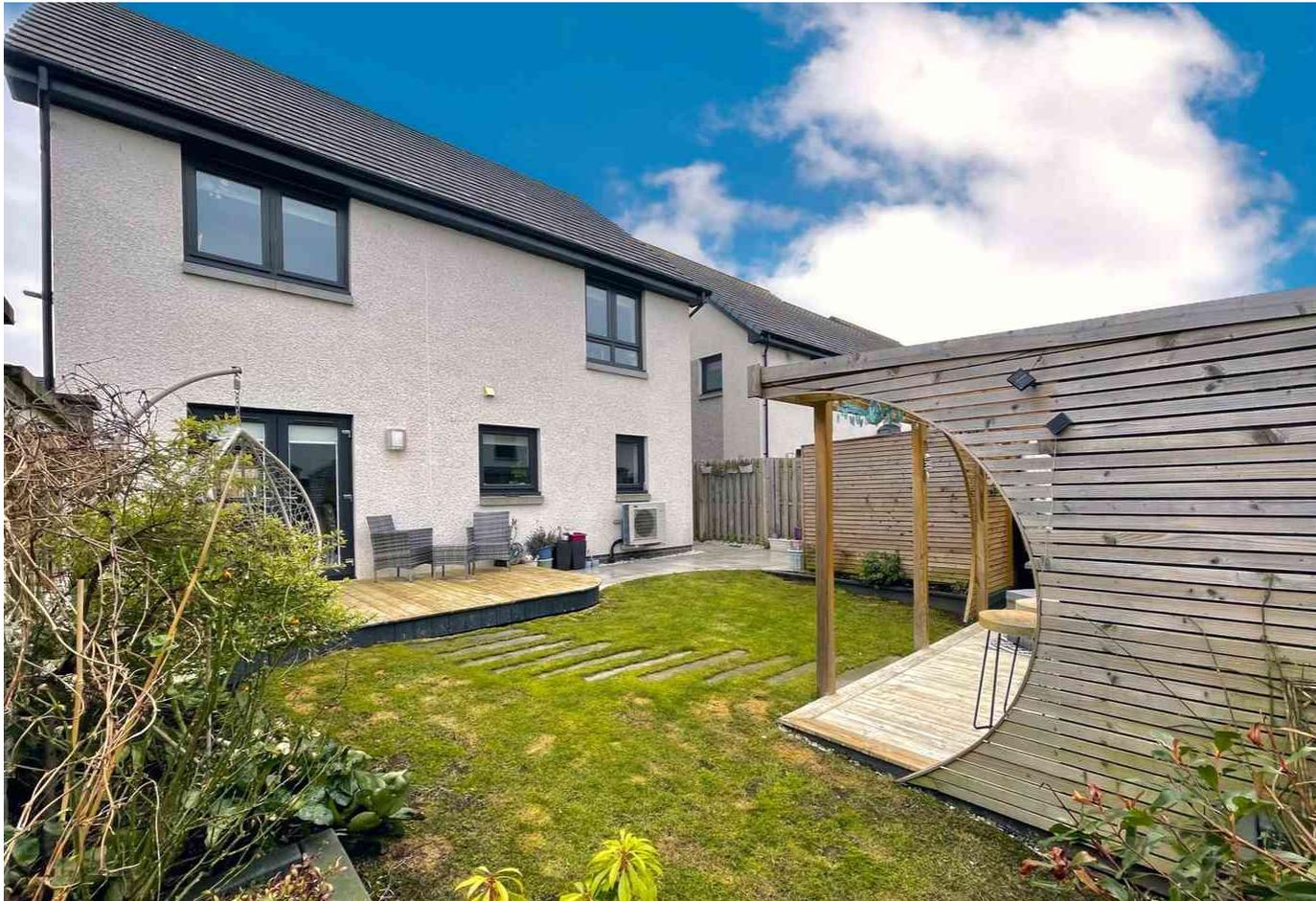


1ST FLOOR



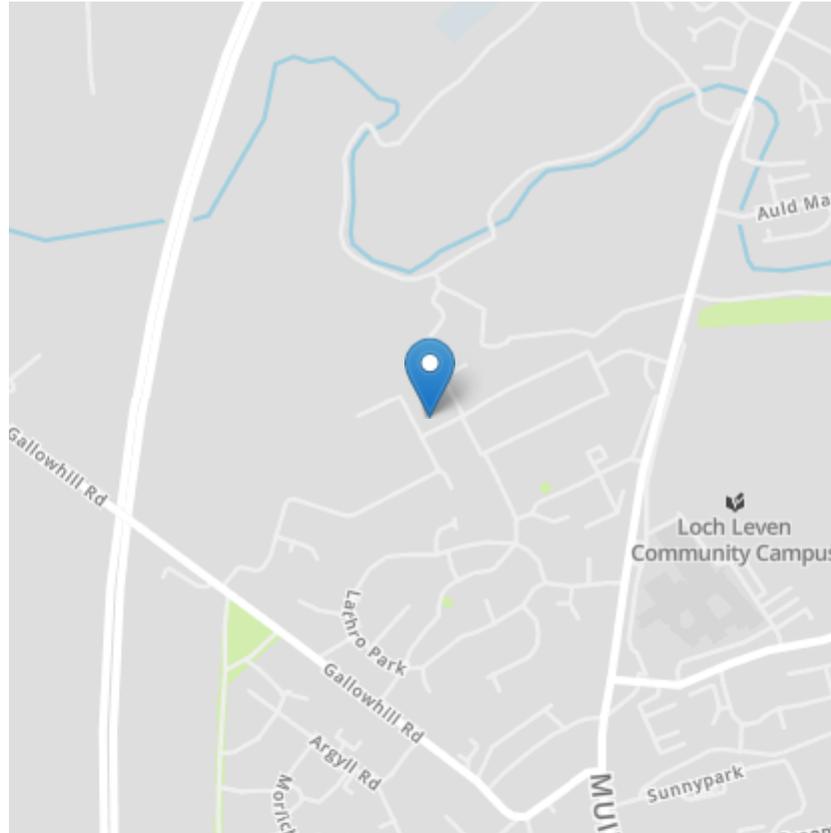
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

