



## 3 Acremoar Drive, Kinross, KY13 8RD

Tastefully Presented, Four-Bedroom, Detached Home with Gardens, Driveway & Garage

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# Property Description

Set within a modern, family-friendly development on the outskirts of the desirable town of Kinross, this spacious and tastefully finished four-bedroom detached home offers comfortable and contemporary living, with gardens, driveway and garage, ideal for the modern family.

Comprises an entrance hall, living room, dining/kitchen, utility room, four flexible bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a modern integrated kitchen and bathroom suites, light neutral decor, and superb rural views from the first floor. In addition, there is gas central heating, double glazing, and good storage, including the garage with power and lighting.

Externally, the property boasts a lawn and driveway to the front, while a large and enclosed rear garden includes a paved patio and a lawn.

This modern residential development provides maintained communal grounds and additional visitor parking bays.

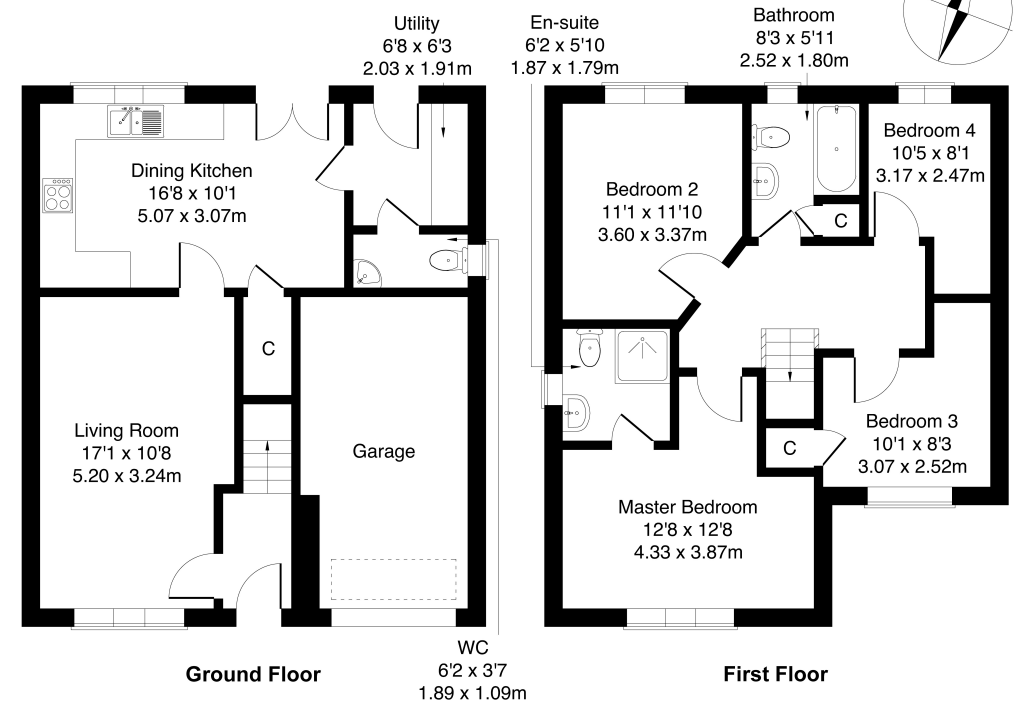
A welcoming entrance has space for outerwear and affords access to the carpeted stairs leading to the upper hall and a bright, south-facing lounge. This stylish living area enjoys an abundance of natural light, complemented by light décor and soft carpeting for a warm and inviting feel. To the rear, a generous open-plan dining kitchen is perfect for family life and entertaining, with French doors opening onto the rear garden. The kitchen is fitted with modern units, wood-effect worktops and matching upstands, along with integrated appliances including an oven, gas hob, fridge/freezer and dishwasher. A separate utility room provides additional garden access and space for freestanding appliances, while a convenient ground-floor WC adds further practicality.

Upstairs, the spacious master bedroom to the front boasts open views, carpeted flooring, and a modern en-suite shower room. Three further well-proportioned carpeted bedrooms are positioned to each aspect, with bedroom three benefiting from a built-in storage cupboard. Completing the home, the family bathroom has a built-in cupboard, and a modern three-piece suite with tiled splash areas.



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Approximate Gross Internal Area: (1227 sq ft - 114 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description





Nestled in the heart of the historic county of Kinross-shire, Kinross is a charming traditional town surrounded by open green spaces and the scenic Loch Leven—the largest loch in the Scottish lowlands. The area is perfect for outdoor enthusiasts, offering a golf course and numerous walking and cycling trails. The town itself boasts a variety of local amenities, including a Sainsbury's supermarket, a butcher, several hair salons, a post office, and a medical practice. A diverse selection of cafés and restaurants adds to the town's appeal. Just a short drive away, Dunfermline provides

additional facilities such as a large retail park, an ASDA superstore, a leisure park with an Odeon cinema, as well as theatre and sports venues. Kinross is well-equipped for families, with multiple primary schools nearby and secondary education available at Kinross High School. Ideal for commuters, the town lies beside the M90 motorway, offering convenient access to Edinburgh, Perth, and Dunfermline, along with regular bus services connecting to surrounding areas.





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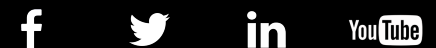
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Estate Agents and Solicitors



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