

# 66 Acremoar Drive, Kinross



**Andersons**

Law Location Life

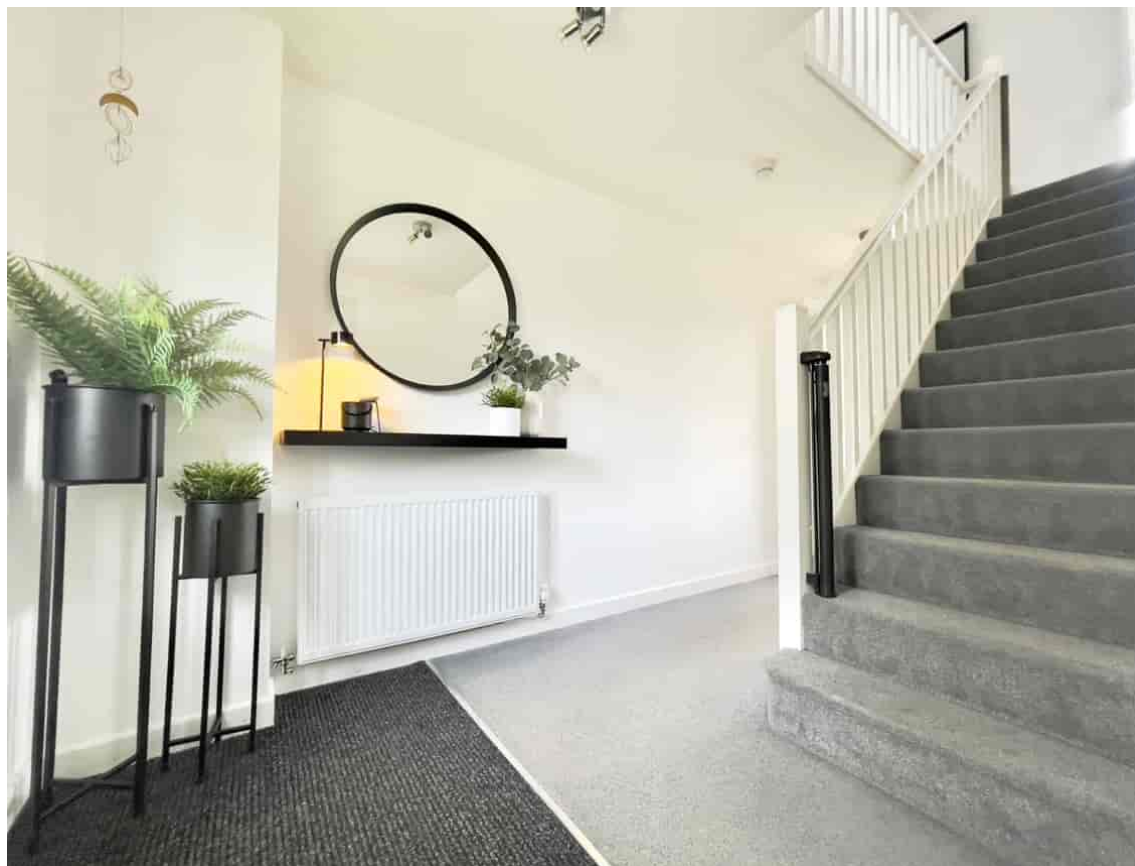
## 66 | Acremoar Drive | Kinross

Beautifully Appointed 5 Bedroom Detached Villa, situated on an enviable plot, tucked away in a quiet cul-de-sac and within walking distance of local amenities and schools. The 'Thornwood', built by Persimmon Homes in 2019, has been especially designed with features that meet the needs of a growing modern family. Contemporarily styled throughout, the property is offered in move-in condition and also benefits from a landscaped rear garden, sizeable front garden and timber clad Garden Room/Office.

The accommodation comprises; Entrance Hallway, Open Plan Kitchen/Dining Room (French Doors to the Garden), Utility Room, WC/Cloakroom, Sitting Room, Upper Landing, Master Bedroom (En Suite Shower Room), 4 further Bedrooms and Family Bathroom.

Externally there are attractive gardens to the front and rear, timber clad garden room/office, integral garage and driveway.

Viewing is Highly Recommended and strictly by appointment only.







## Accommodation

### Entrance Hallway

Entry is from the front into a spacious and welcoming hallway. There is carpeted flooring, doors providing access to the sitting room, open plan kitchen/dining room, under stair storage cupboard and carpeted staircase to the upper level.

### Sitting Room

A formal reception room with large window to the front, built in media wall and carpeted flooring.

### Open Plan Kitchen/Dining Room

An outstanding open plan kitchen/dining room. The kitchen has are contemporary storage units at base and wall levels, worktops, complimentary splash back tiling and stainless steel 1 1/2 bowl sink and drainer. Fitted appliances include oven, dishwasher, fridge/freezer, electric hob and extractor fan. There is engineered wood flooring throughout and large window to the rear. The dining area can easily accommodate a large dining table and there are French doors providing access into the rear garden and door to the utility room.

### Utility Room

The utility room has worktops, storage units at base and wall levels, stainless steel sink and drainer, spaces for a washing machine and tumble dryer, engineered wood flooring and doors to the rear garden and wc/cloakroom.

### WC/Cloakroom

The wc/cloakroom comprises; wc, pedestal wash hand basin, chrome towel radiator, engineered wood flooring and window to the side.

### Upper Level Landing

A carpeted landing provides access to 5 bedrooms, family bathroom, storage cupboard and hatch to the attic space.

### Master Bedroom

A large master bedroom with fitted wardrobes with sliding mirrored doors, window to the front, carpeted flooring and door to the en suite shower room.

### En Suite Shower Room

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

### Bedroom 2

A double bedroom with carpeted flooring and window to the rear with views towards the countryside.

### Bedroom 3

A further double bedroom with carpeted flooring and window to the rear overlooking the garden.

### Bedroom 4

A fourth double bedroom with window to the front and laminate flooring. This room is currently used as an office, so has fitted storage units and worktop/desk space.

### Bedroom 5

A fifth bedroom with carpeted flooring and window to the rear with countryside/garden views.

### Family Bathroom

The family bathroom is partly tiled and comprises; bath, wc, pedestal wash hand basin, tiled flooring and window to the side.

### Gardens

The landscaped rear garden is fully enclosed and has patio area, lawn area, and large raised decked area, perfect for outside entertaining. There are sleeper borders of flowers, shrubs and plants and timber clad garden room/office. The front garden consists of a large lawned area, which could be enclosed or extended for further driveway space.

### Garden Room/Office

A fantastic feature of this property is the timber clad garden room. Currently used as a garden room, with small built in bar area, this versatile space could be utilised in a number of ways and benefits from power, windows to the front and side and door to the front opening up onto the decking.

### Integral Garage

The property benefits from an integral garage, with up and over door to the front, power and light.

### Driveway

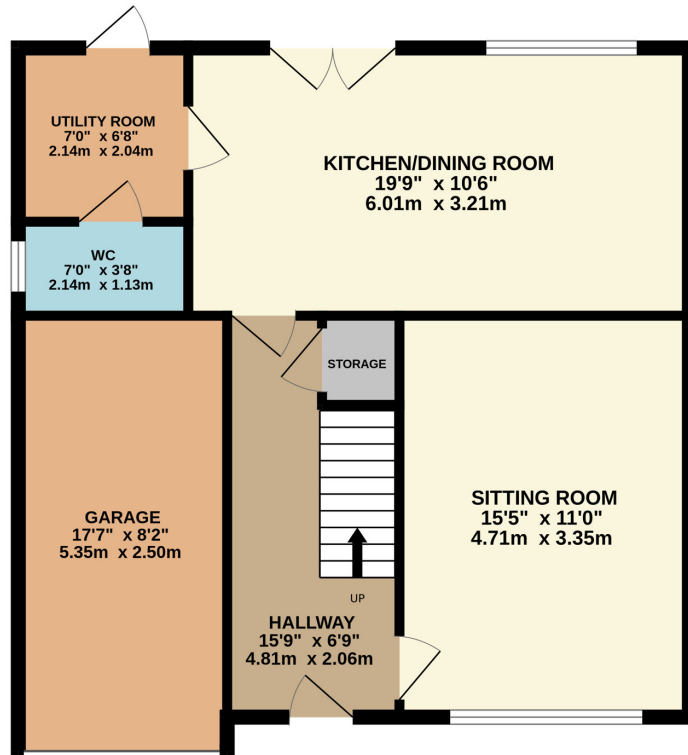
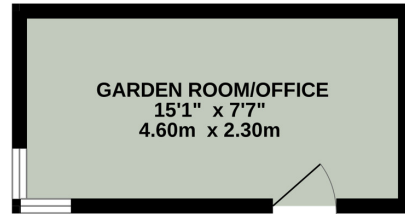
The mono block property to the front of the property can accommodate 2 vehicles. There is potential to extend the driveway, into the front garden.

### Heating

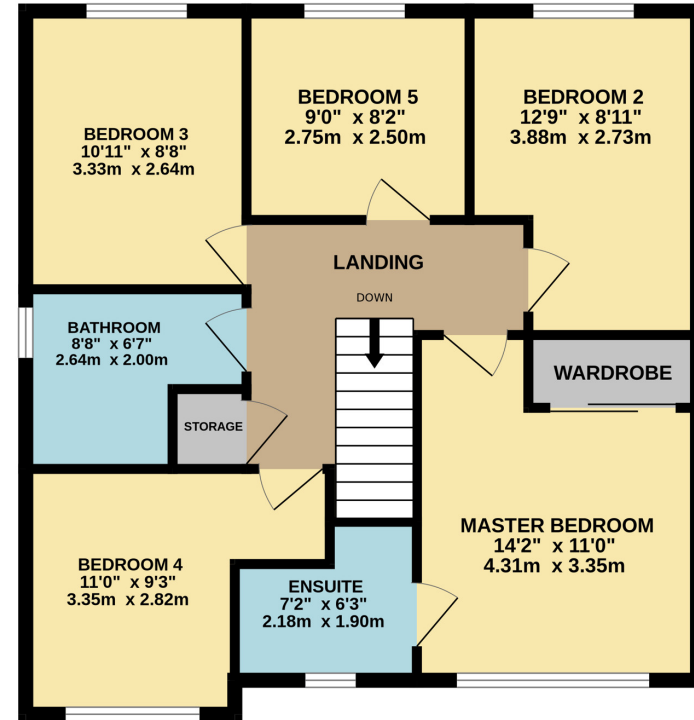
Gas central heating.

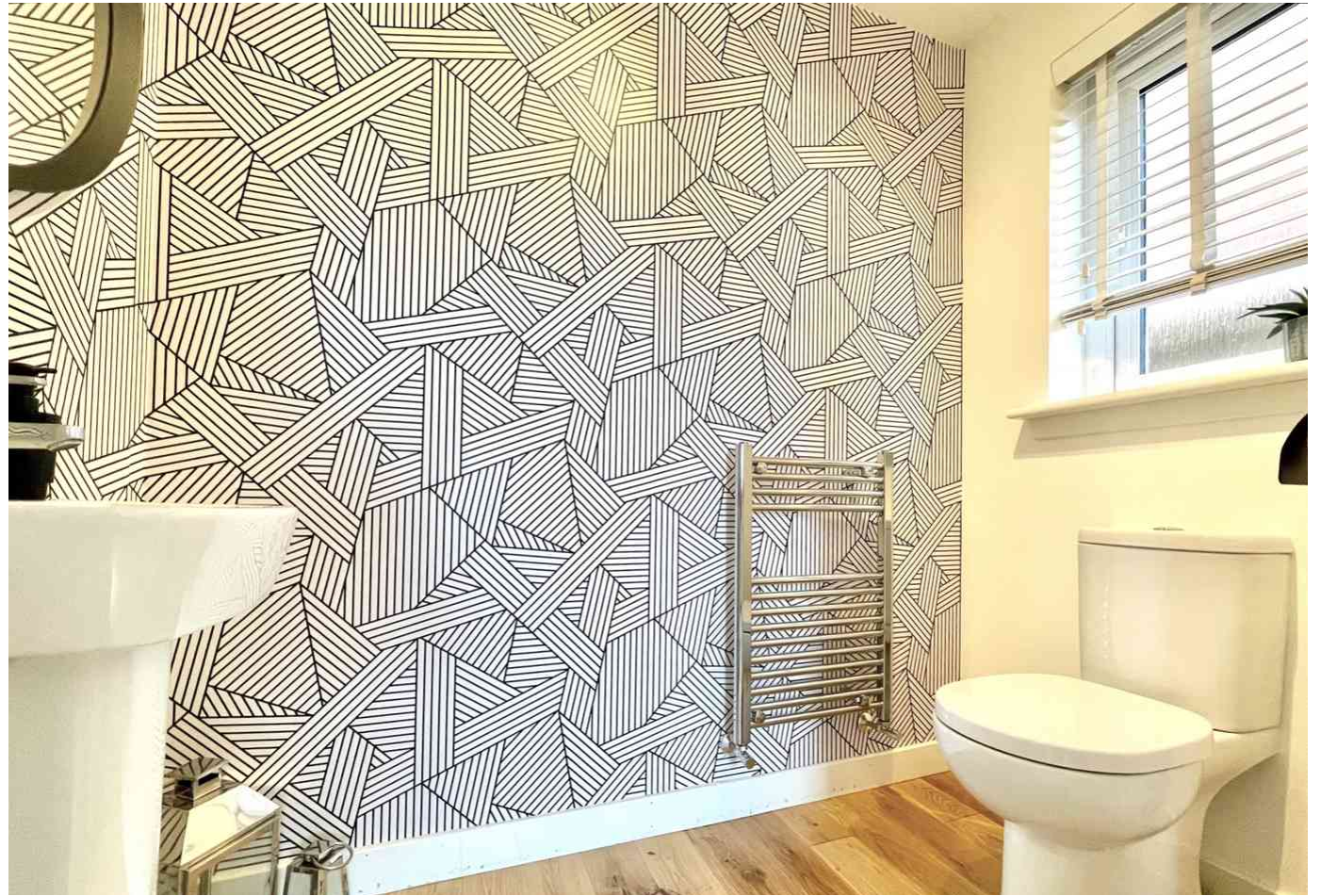


GROUND FLOOR



1ST FLOOR



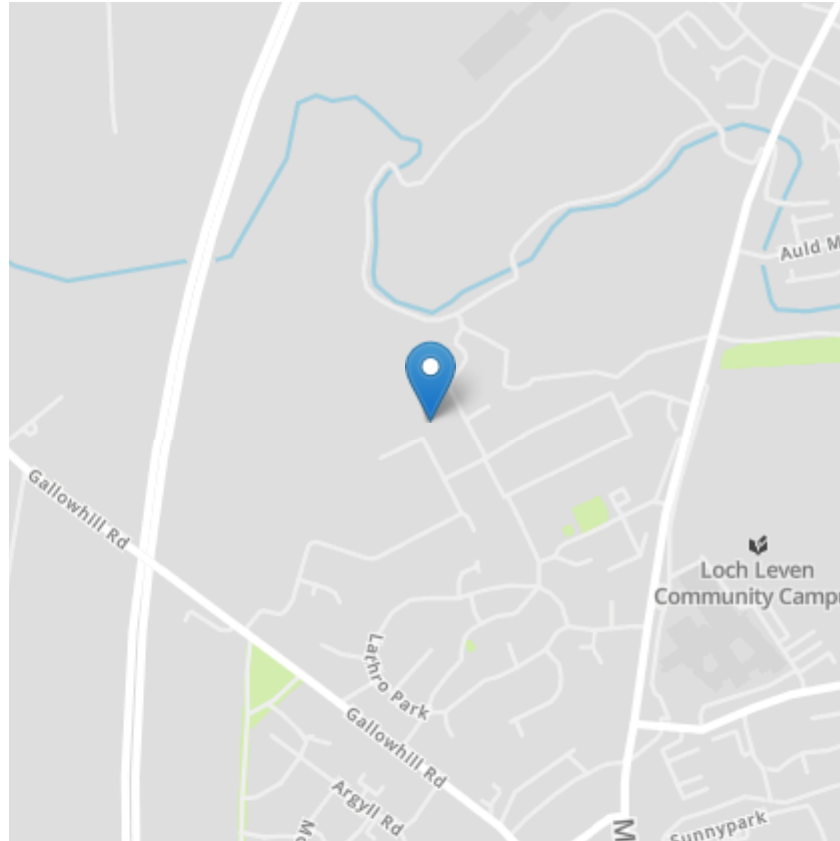






# ACREMOAR DRIVE, KINROSS - A BETTER PLACE TO LIVE

The 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.



Andersons LLP  
40 High Street  
Kinross  
KY13 8AN

LP-2, Kinross

T: 01577 862405

F: 01577 862829

E: [property@andersons-kinross.co.uk](mailto:property@andersons-kinross.co.uk)

[www.andersons-kinross.co.uk](http://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

