



Morgans

PROPERTY

17 Acremoar Drive, Kinross, KY13 8RD

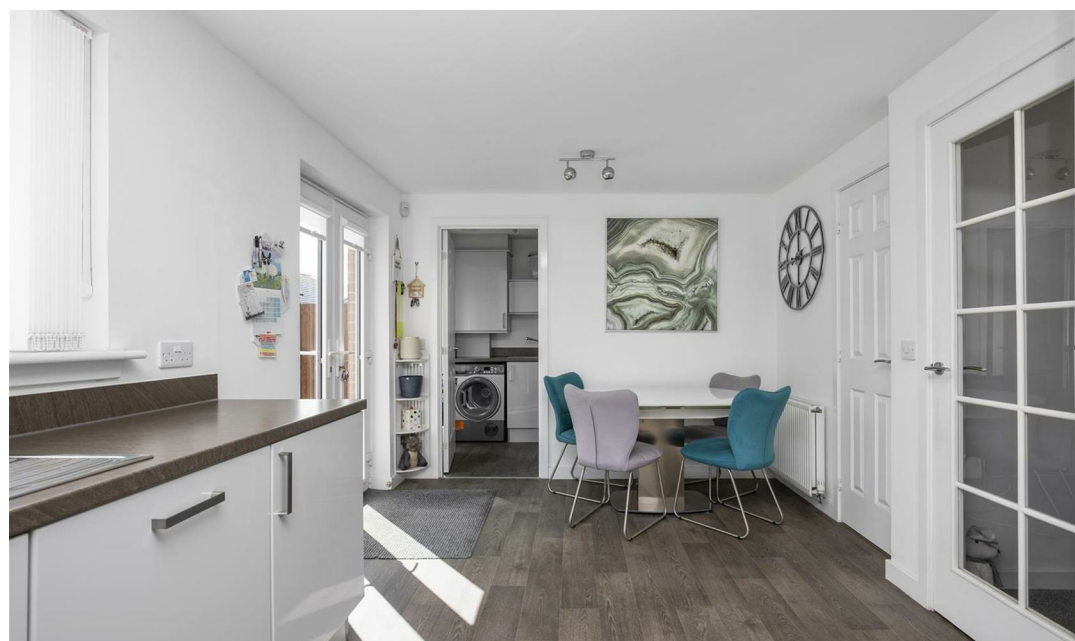
Offers Over £275,000







17 Acremoar Drive is an immaculately presented detached villa ideally located in a popular residential location in Kinross. Brought to the market in move in condition this property is accessed from the front into a brightly presented hallway. The hall gives access to the living room and has a staircase leading to the upper level. The living room is a good sized room with window to the front overlooking the garden and door leading to the dining kitchen. The dining kitchen is a modern space with ample units at base and wall levels, integrated appliances, walk-in larder and French doors leading to the rear garden. There is a useful utility room with space and plumbing for usual appliances which gives access to a w.c and has a door leading to the rear garden. The upper level has four good sized bedrooms with the master bedroom having an en-suite shower room and a modern family bathroom. Externally there is a driveway to the front leading to an integrated garage and a fully enclosed rear garden. The rear garden is a good size with lawn, decked and patio seating area and offers an ideal space for outside entertaining. Viewing is highly recommended.





EXTRAS INCLUDED IN THE SALE

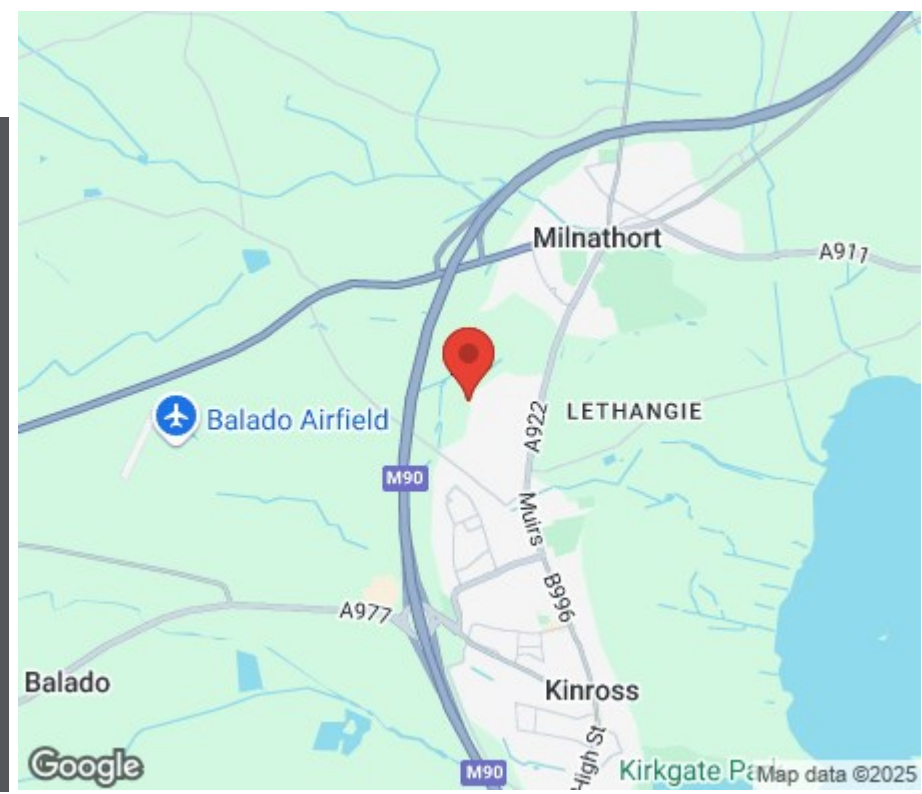
All fitted floor coverings and integrated appliances will be included in the sale.

VIEWINGS

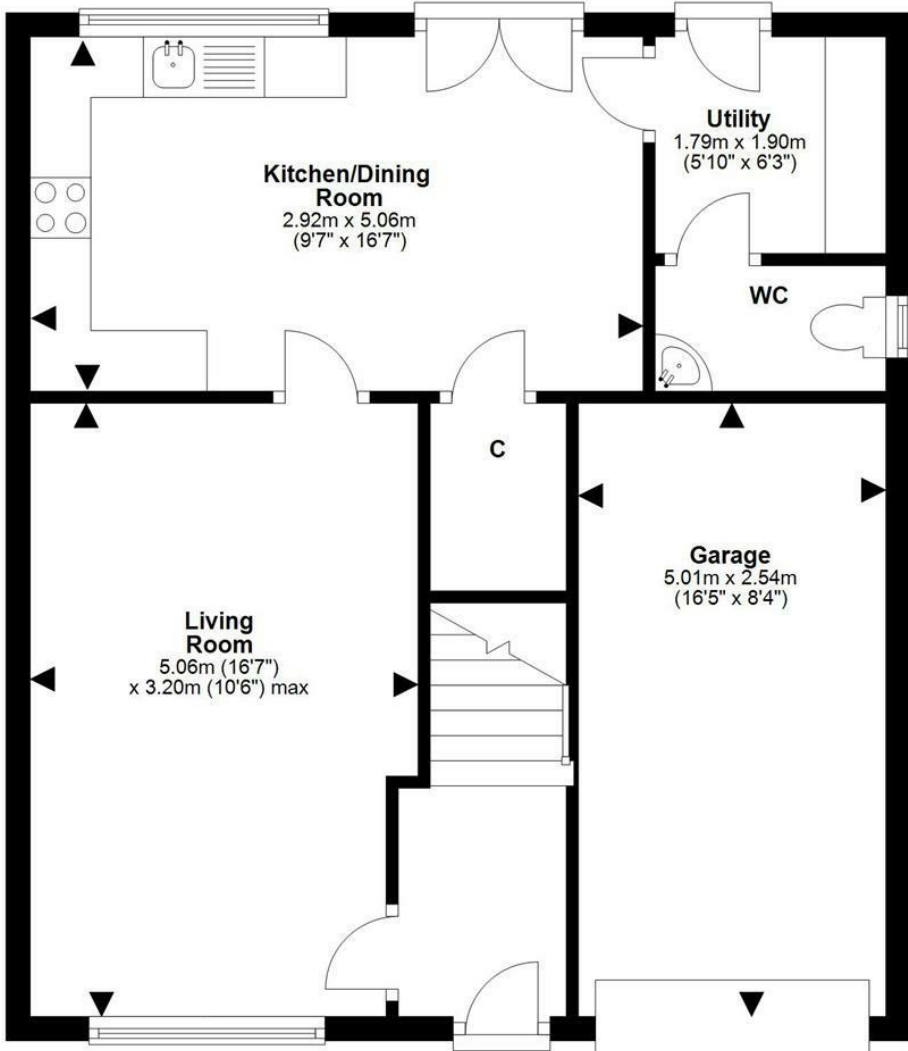
Viewings are strictly by appointment by calling Morgans.

MORGANS PROPERTY PACKAGE

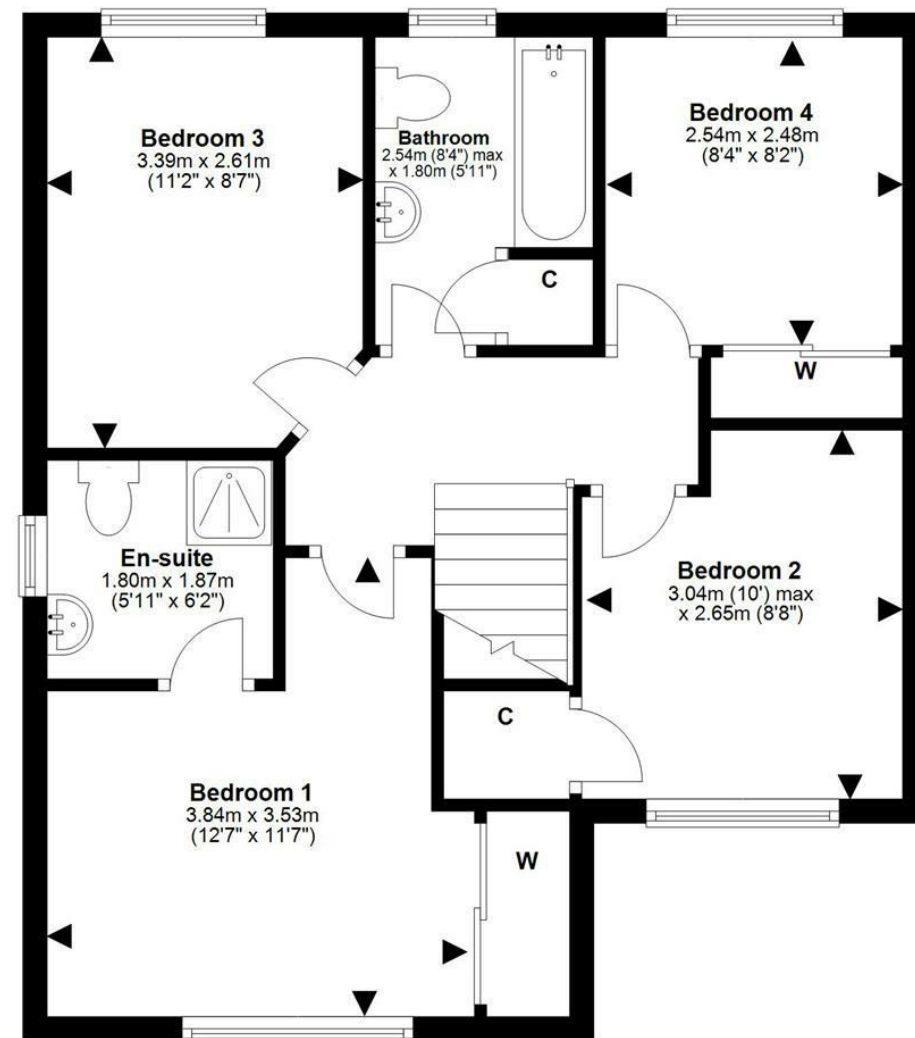
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a **FREE PRE-SALE VALUATION**, estimate and market appraisal without cost or obligation, please contact us.







Ground Floor



First Floor



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



SOLICITORS | PROPERTY

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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.