

Morgans

PROPERTY

59 Acremoar Drive, Kinross, KY13 8RD

Offers Over £340,000







Set in the sought-after residential area of Acremoar Drive, Kinross, this impressive detached villa offers a perfect blend of comfort and modern living. With five generously sized bedrooms, this home is ideal for families seeking space and convenience. Upon entering, you are welcomed into a spacious reception hallway. The formal lounge exudes warmth and elegance, providing a perfect setting for relaxation or entertaining guests. The heart of the home is undoubtedly the modern kitchen and dining area, which features stylish French doors that open seamlessly to the rear garden. This delightful connection to the outdoors enhances the living experience, allowing for al fresco dining and family gatherings. The kitchen also boasts access to a practical utility room, adding to the functionality of the space and a ground floor cloakroom. Upstairs, you will find five well-proportioned bedrooms, each offering ample space for personalisation. The principal suite is particularly noteworthy, complete with its own en suite shower room, providing a private retreat for the homeowners. A family bathroom completes the accommodation.



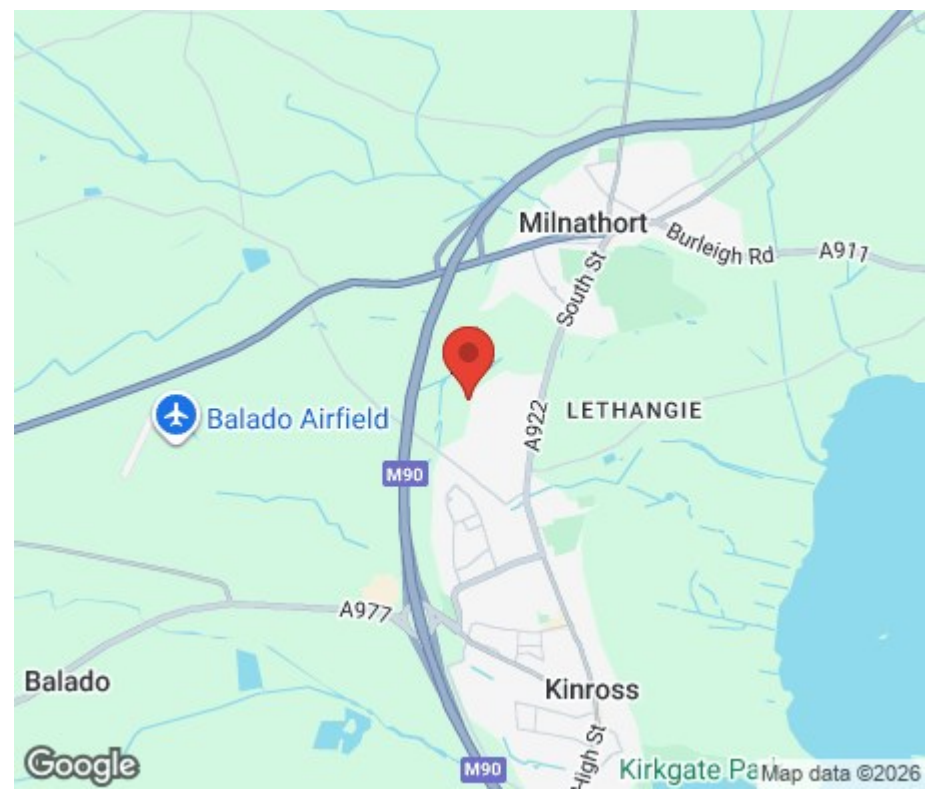


OUTSIDE SPACE

The front of the house boasts a small lawn, adding to the overall appeal of the exterior. A well-maintained mono-blocked driveway that leads to an integrated single garage, providing convenient parking and additional storage. The rear garden is fully enclosed for privacy and security. It features low-maintenance artificial grass, making it an excellent space for children to play or for hosting summer barbecues. The patio seating area offers a delightful spot to relax and enjoy the outdoors, whether it be for morning coffee or evening gatherings.

EXTRAS INCLUDED IN THE SALE

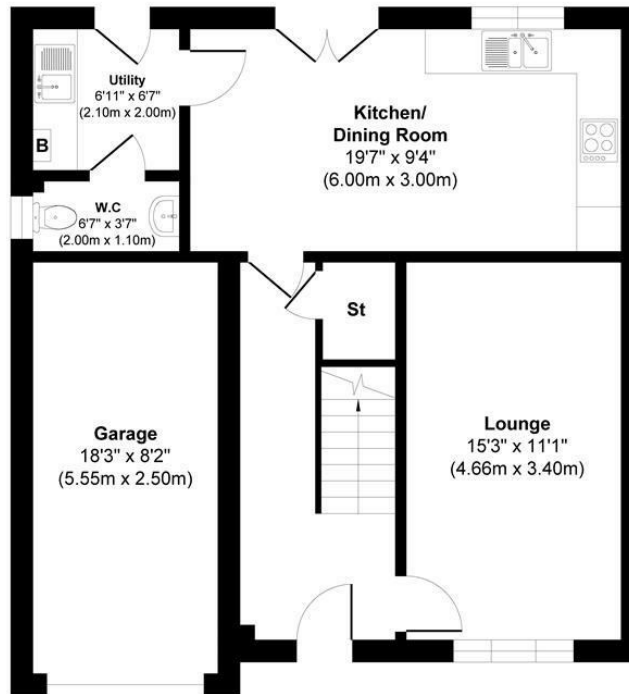
All fitted floor coverings, light fittings and integrated appliances will be included in the sale.





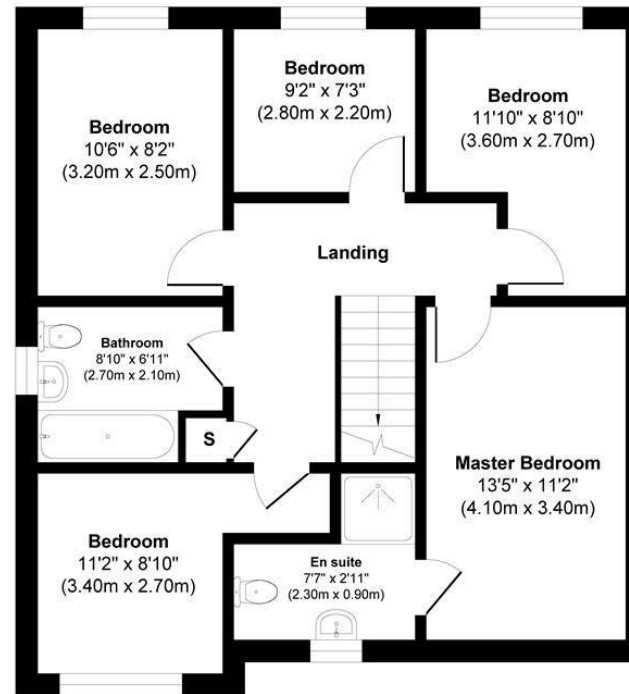






Garage
Approximate Floor Area
149 sq. ft
(13.87 sq. m)

Ground Floor
Approximate Floor Area
548 sq. ft
(50.87 sq. m)



First Floor
Approximate Floor Area
718 sq. ft
(66.70 sq. m)



Approx. Gross Internal Floor Area 1415 sq. ft / 131.44 sq. m (Including Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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