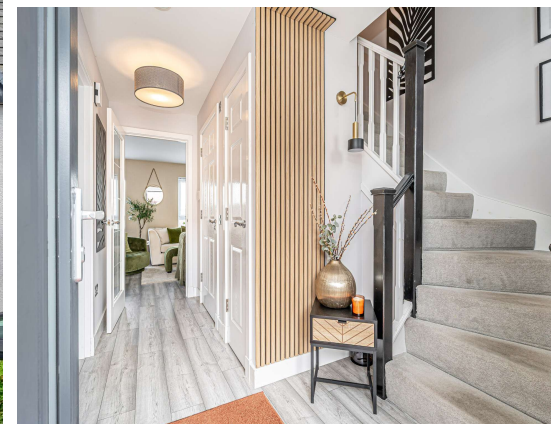




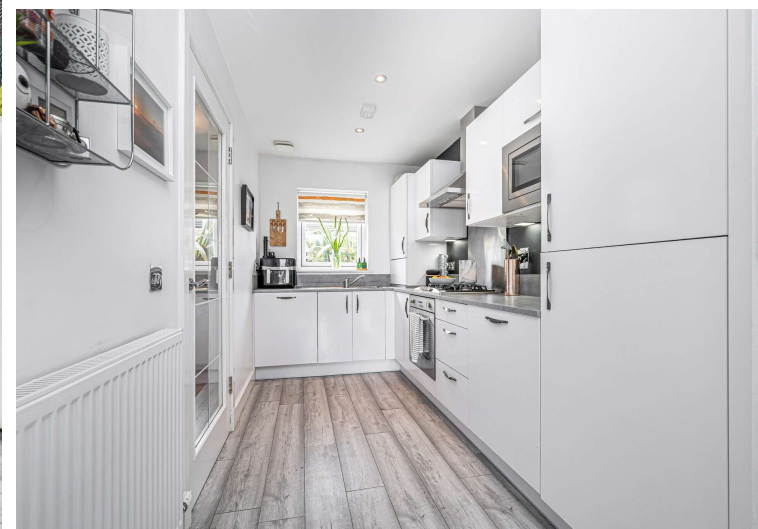
Morgans

PROPERTY

40 Acremoar Drive, Kinross, KY13 8RE

Offers Over £220,000





Springfield-built modern mid-terrace villa



Modern fitted kitchen



Immaculately presented throughout



2 bedrooms



Bright open plan lounge/dining room



Family bathroom, ensuite shower room and ground floor cloakroom



EPC Rating - C



Council Tax Band - C



Welcome

Situated within a highly desirable modern development in Kinross, this immaculately presented two-bedroom mid-terraced home by renowned builder Springfield offers stylish, contemporary living in an excellent location close to local amenities, schooling and transport links.

The accommodation is presented in true walk-in condition and comprises a welcoming entrance hallway, a contemporary fitted kitchen, a convenient ground floor cloakroom/WC and an impressive open plan lounge/dining room. The stylish kitchen is fitted with a range of modern high-gloss units, complemented by integrated appliances and generous worktop space, creating a practical yet attractive area for cooking and meal preparation. The spacious lounge/dining room, measuring over 16ft in length, is flooded with natural light and offers ample room for both lounge and dining furniture. French doors open directly to the landscaped rear garden, creating a seamless transition between indoor and outdoor living and making it an ideal space for entertaining family and friends.

On the upper floor are two generous double bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom and useful storage. From the upper level, attractive views can be enjoyed towards the Ochil Hills, adding to the appeal of this lovely home.

Externally, the property benefits from a beautifully maintained, low-maintenance rear garden providing a private outdoor retreat. To the front, there are two allocated parking spaces for convenient off-street parking.

This fantastic Springfield-built home will appeal to a wide range of purchasers including first-time buyers, professionals and those looking to downsize, offering modern accommodation in a sought-after Kinross location.





LOCATION

The town of Kinross enjoys a scenic setting on the shores of Loch Leven. It is to be found amid panoramic open countryside and surrounding hills. The location offers excellent access to many of Scotland's major cities via the M90 motorway. Kinross benefits from Park and Ride facilities giving commuters easy access to cities including Edinburgh, Perth and Dundee while the rail network can be accessed at Cowdenbeath, Dunfermline, Inverkeithing and Perth.

Kinross has highly rated Primary and Secondary education along with a number of Nurseries and Childminders readily available. The Community Campus which houses the Secondary School also incorporates a public Library, Museum and has facilities including a dance studio, indoor climbing wall and gymnasium. Public swimming and squash courts are to be found at Loch Leven Leisure Centre. Private schools including Dollar Academy, Glenalmond, Craigclowan and Strathallan are all within easy reach. Kinross-shire is an area of natural beauty and offers a wide range of recreational and leisure pursuits including the Loch Leven Heritage Trail, RSPB Loch Leven and Loch Leven Castle where Mary Queen of Scots was imprisoned in 1567. The area is famous for its numerous Golf courses while other clubs include Running, Tennis, Bowling, Curling, Cricket, Rugby, Cycling and Swimming to name but a few. Kinross-shire has recreational facilities available for all ages.





Viewings & Extras

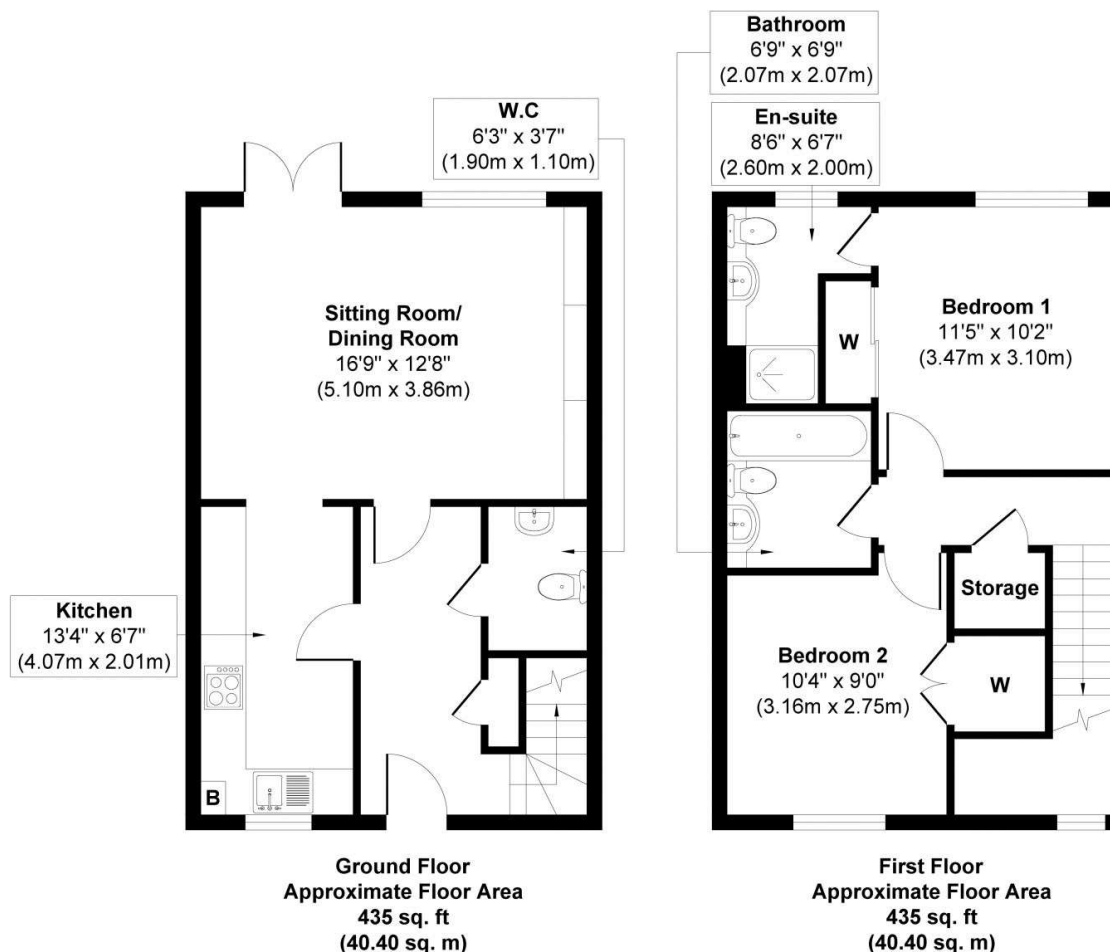
All viewings are by appointment through Morgans on 01577 863424.

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

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, contact us.



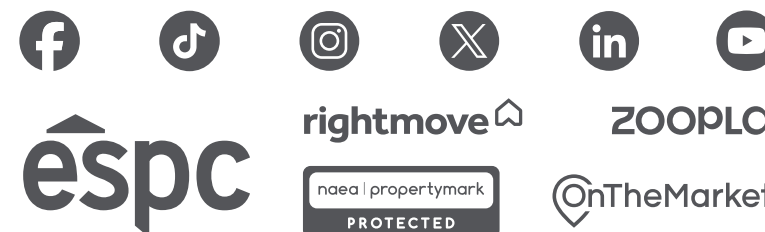


Approx. Gross Internal Floor Area 870 sq. ft / 80.80 sq. m

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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